

DA2024/0025

1 Victoria Street, Parkes

Development Application Assessment Report





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1 Section 4.15 Assessment

1.1 Application Details:

Development Application No: DA2024/0025
Planning Portal No: PAN-412689
Planning Panel No: PPSWES-224
Description of Development: Demolition of Existing Grandstand & Erection of a New Structure - Grandstand & Amenities
Applicant: Parkes Shire Council ('Council')
Landowner(s): Crown Lands NSW
Landowners consent provided: ☒ Yes ☐ No

Assessment Comment: The proposal is for the demolition of the existing grandstand and the erection of a new grandstand with associated amenities including changerooms, a canteen and carparking facilities. The application was submitted to Council via the Planning Portal on 5 March 2023 and formally lodged on 28 March 2024.

1.2 Property Description:

Title: Lot 7040 DP 1023666
Address: 1 Victoria Street, Parkes NSW 2870
Local Government Area: Parkes Shire Council
Existing Use: Public Recreation and caravan park

Assessment comment: Figure 1 below denotes the site (red) and the approximate extent of the proposed works (yellow) in relation to the locality.

Figure 1: Subject Site and Approximate Extent of Work





1.3 Executive Summary:

DA2024/0025 proposes the demolition of an existing grandstand and canteen on Lot 7040 DP 1023666 1 Victoria Street, Parkes and the erection of a new grandstand associated with an existing sporting oval. The proposal also includes the expansion of the existing carparking provisions related to the grandstand and the upgrading and expansion of the existing internal roadways. Crown Lands is the owner of the site.

The existing grandstand is located to the west of Pioneer Oval (proposed to be renamed Jock Colley Field), located to the East of the Parkes Township. The site is currently zoned RE1 Public Recreation and features two other sports ovals with associated developments including grandstands, and a caravan park to the south. The proposal has been made in accordance with the Spicer Oval Complex Master Plan adopted by Council on 4 November 2014. The purpose of the proposed grandstand is to meet the recommendations outlined in this Master Plan to attract sporting events and competitions to the grounds.

The existing grandstand and canteen will be demolished, and a new grandstand with associated parking upgrades will replace the existing development. The proposal includes a two-storey grandstand development which includes 700 seats and over 80 carparking spaces. The proposed development includes the provision of four changerooms plus referee change rooms, accessible bathrooms including showers, storage rooms, a canteen, office and media rooms as well as the tiered seating areas. The site features high levels of accessibility including accessible bathrooms, dedicated disabled car parking spaces, ramps and a lift. It is also anticipated to repurpose the existing change rooms, though this does not form part of this proposal and will be considered in a future application.

The proposed development is not considered to be Designated Development or Integrated Development. The proposal is considered to be Regionally Significant Development as the proposal is Council related development with an estimated development cost being greater than \$5 million. Accordingly, the proposed development is to be tabled with the Western Region Planning Panel in accordance with the *State Environmental Planning Policy (Planning Systems) 2021*, *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*.

The proposal does not trigger the need for any concurrence or referrals to external agencies.

The proposal is consistent with the relevant State Environmental Planning Policies, *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2021*, the *Parkes Local Environmental Plan 2012*, and the *Parkes Shire Development Control Plan 2021*.

The proposed development was publicly exhibited and notified to adjoining landowners from 4 April 2024 to 2 May 2024 in accordance with the *Environmental Planning and Assessment Act 1979*. Three submissions were received as a result of the notification. These submissions expressed their support of the proposed development and did not raise any issues or concerns which needed to be addressed. No changes to the proposed development were made as a result of the submissions received.

The assessment of the proposal concludes the development documentation has been completed to a standard that allows a thorough assessment of the proposed development. It is assessed the proposal fits in the locality and there are no significant impacts on the site or on adjacent lands that cannot be properly addressed under conditions of consent. The proposal is consistent and complementary to the existing use of the site and the wider community. It is recommended that the development application be approved, subject to the conditions of consent contained in Section 6 of this report.

The DA Form, Plans and the SoEE are included in Appendix 1 Chapters 1 - 3 (inclusive) of this report. Submissions received as a result of public exhibition are included in Appendix 1 Chapter 5 of this report.



1.4 Council Internal Referrals:

Internal Referral Advice:

Has an Internal Engineering Technical Referral been received?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Has an Internal Engineering Infrastructure Referral been received?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Has an Internal Building Referral been received?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Has an Internal Parkes and Gardens Referral been received?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Has an Internal Heritage Advice Referral been received?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

Comments: The proposed development has been internally referred to various departments as part of the assessment process. The purpose of these referrals is to gain specialist advice relating to the proposed development. The full assessment reports are included in Appendix 1 Chapters 6 - 9 (inclusive). Key considerations highlighted from these internal referrals are summarised below:

Internal Engineering Technical Comments

Roads and Footpaths

Spicers' Sporting Park Complex has an existing access that suitably caters for the development. As a result, the existing access does not require any updates or changes. The design allows for adequate manoeuvring and circulation for buses and service vehicles without encroaching on car spaces.

Traffic Generation

Victoria Street - 617 ADT

Alexandra Street - 247 ADT

Following a TIA undertaken in support of the subject application 80 bitumen sealed car spaces, including 6 disabled car spaces have been proposed. The formalised parking arrangement proposed with the subject DA achieves approximately 33% of the expected total parking demand for weekend matches. The balance of parking demand can be accommodated by the informal all-weather car parking around Jock Colley Field, as well as parking associated with the two neighbouring ovals.

Stormwater

A concept stormwater management plan has been developed by Calare Civil. The output from DRAINS indicates that the designer has achieved a net zero increase in peak flow discharge from the additional impervious areas post-development, namely the carpark and the roofed area.

The designer has advised that the stormwater management plan uses the two 2x10kL rainwater tanks to capture and mitigate the runoff incident on the roofed area. The OSD rainwater tanks have essentially been over-provisioned to, on balance reduce peak flows of the whole site in lieu of surface detention.

The proposed stormwater management plan does improve over the existing arrangement which has no mitigation of runoff from impervious areas, albeit marginally.

Internal Engineering Infrastructure Comments

Utilities

The lot is already connected to council's water reticulation system by a 50 mm service connection. Applicant will need to apply with the Council for a new water connection or upsize the existing one.

The proposed grandstand can be connected to the existing sewer in the vicinity of the existing change rooms, there is enough fall and capacity in the mains to do so.



Applicant to lodge Trade Waste Application.

Internal Building Comments

Inadequate information has been provided to determine whether the building will comply with the Building Code of Australia when constructed.

The existing street hydrant in Alexandria Street is greater than 90m to the proposed building. Therefore, an internal hydrant or extension of the water main is required to achieve compliance with the BCA. Further details of water and sewer supply (including firefighting services) will be required as part of the Section 68 and Section 305 applications.

Compliance with the Building Code of Australia

The proposal is generally able to comply with the requirements of the BCA; however, insufficient details have been provided with the Development Application.

Internal Parks and Gardens Comments

Council's Parkes & Gardens team provided mark-ups to the proposed landscape plan, requesting alterations to the plant species used and the location of certain vegetation.

1.5 Advertising and Notification:

Section 9B Schedule 1 of the *Environmental Planning and Assessment Act 1979* states that council-related development applications must have a minimum exhibition period of 28 days. Accordingly, the proposal was notified and advertised for 28 days, between 4 April 2024 and 2 May 2024.

The proposal was displayed on Council's website and copies of relevant plans and supporting documentation were displayed in Council's Administration centre for the wider community to inspect and provide their comments. Adjoining landowners were notified by mail of the application and invited to make comment on the proposal.

Three (3) submissions were received as a result of the advertisement and notification of the proposal. All these submissions were in support of the proposed development and did not request any changes be made to the site or raise any potential issues. Further assessment has been undertaken in Section 3.8.9 of this report.

1.6 Additional Information:

Additional information was requested on 6 June 2024 asking for a completed statement regarding the compliance with considerations under the *State Environmental Planning Policy (Sustainable Buildings) 2022*. An updated Statement of Environmental Effects was received on 1 July 2024 addressing this request.

1.7 Site Inspection:

Date:	13 June 2024	
Was the Applicant present?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Was the Owner present?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

A site inspection was undertaken on 13 June 2024 by Council's planning staff. The purpose of the site inspection was to assess the existing site and its locality. The following points were noted as supported by the images below:



- The subject site is located within the Parkes urban area, with surrounding land utilised for a range of recreational and residential purposes.
- The proposal will involve earthworks for the expansion and upgrade of the proposed carpark.
- The site is a large recreational lot currently containing sports fields, grandstands and associated amenities.
- Pioneer Oval is accessed via Alexandra Street which is a sealed road with kerb and gutter infrastructure.
- The site features existing metal chain fencing and a lockable entrance gate.
- The subject allotment is suitably located in relation to accessing water, sewerage, telecommunications and power.
- Considerable earthworks will be required to create a more level car park. There is suitable area to allow for battering of the site.

Photographs of the site from 13 June 2024 are shown below:



Existing access to Pioneer Oval via Alexandra Street facing east. Existing metal chain fencing evident. Proposal includes the construction of a dedicated pedestrian footpath to the right of the existing entrance.



Existing amenity buildings and car park. Existing change rooms, bathroom and storage shed are to be retained. Sealed area to be upgraded and car parking spaces to be marked. Image taken facing south-west.



Existing car parking area. No current markings on the bitumen except for entry and exit arrows at the entrance to the site. Proposal includes the upgrading of the car parking area including pedestrian crossings and islands, landscaping and markings for car parking spaces. Considerable earthworks will be required to level the car parking area.



Existing canteen proposed to be demolished. A new canteen will be located within the proposed grandstand. Image taken facing south.



Existing grandstand to be demolished and rebuilt. Existing grandstand contains office boxes above and grandstand seating at the base. Image taken facing east from the existing carpark.



Existing grandstand. The existing development has tiered seating including bench seating facing Pioneer Oval and offices above for viewing, scoring and refereeing. Image taken facing west from Pioneer Oval.



Existing sports ground and scoreboard. The sports ground is considered to be in good condition. The site features an existing speaker system and lighting. Image taken facing west from the existing grandstand.

1.8 Site History

The location of the proposed grandstand is known as Lot 7040 DP 1023666, 1 Victoria Street, Parkes. The site features three existing ovals, Pioneer Oval, Northparkes Oval and Spicer Oval, as well as the Spicer Caravan Park to the South (see Figure 2). Together, these ovals form a large sporting complex with a variety of amenities to help support local and

regional sporting activities. Pioneer Oval is the middle of the three Ovals and is proposed to be renamed Jock Colley Oval. The site has an approximate area of 32 hectares.

Figure 2: Existing Ovals



The site was historically bushland and grazing land in the 1880s, though soon after became a dedicated public reserve. Initially named People's Park, the site has hosted a variety of sporting competitions over the years, with the first recorded game of football played on the property being on 6 July 1898. People's Park continued to be used throughout the 1920s primarily for golf, rugby and cricket, being well regarded for its high quality. Renowned sportsperson Sir Donald Bradman participated in cricket matches at People's Park in 1929 and 1931.

The People's Park was renamed Spicer Park in 1935, after local champion Frank Spicer; having been a hairdresser, Atlantic Union Oil regional manager, the founder of the Parkes Broadcasting Corporation (2PK radio) and an alderman at Parkes from 1922-1969, including him being elected Mayor 12 times. The site has continued to be used for numerous sporting events, primarily rugby competitions within the broader area.

The existing ovals and grandstands support numerous sporting clubs and activities including soccer, rugby and cricket. Although the playing field itself is in a very good condition, the existing grandstand and associated amenities are below standard. It is considered that the existing facility is unable to support the growing desire to hold sporting competitions at this facility. The proposal seeks to reestablish the facility as being a well-used and highly regarded recreational facility which can continue to host numerous local and regional sporting events.

In 2014 a Master Plan was adopted by Council for the site, including Northparkes, Pioneer and Spicer Ovals. This Master Plan highlighted the key areas of the site which should be upgraded and altered to fit the growing demands on the facilities. In terms of Pioneer Oval, the Master Plan, which was last revised in October 2017, includes recommendations to upgrade and expand the canteen area, formalise the carparking and access areas, construct a new 500 seat grandstand and amenities building, among other suggestions. The proposed development will be in line with many aspects of this adopted



masterplan, exceeding the requirements in some respects to ensure the facility can continue to be used by the immediate and wider community.

1.9 Policy and Design Guidelines

NRL Preferred Facility Guidelines for Grassroots Rugby League 2014

The NRL Preferred Facility Guidelines for Grassroots Rugby League 2014 outlines the standards for NRL facilities within Australia. These guidelines include requirements for different facilities including what is required to host events at different levels of competitions.

The Guidelines identify three different levels within the Facility Hierarchy:

- State -- High standard premier facility used for major events below NRL Premiership
- Regional -- A facility that services a region which is capable of hosting finals for the upper divisions of regional competitions
- Local -- A facility for local level clubs and competitions such as junior clubs and associations

The three key components of a Facility include the main pavilion or amenities building, field of play, and additional facilities. The site contains an existing field of play which is considered to be in very good condition and receives ongoing maintenance to ensure the site is not degraded. The proposal includes the erection of a new main pavilion / amenities building and some additional facilities including car parking and spectator seating.

The proposal has been designed generally in accordance with these guidelines to enable the site to accommodate for regional level sporting events. Table 1 below outlines key requirements for regional classification on the facility hierarchy. This demonstrates that the development generally meets the numerical requirements for the classification of the proposed grandstand as being a regional level.

Table 1: Assessment Against Regional Level Facility Criteria for NRL

Item	Minimum Sizes for Regional Level	Comments	General Compliance	Numerical Compliance
Changing Rooms	2 changing rooms 45m ² each	The site features four (4) change rooms each being 43m ²	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Showers	2 Showers 15m ² each	The proposal includes four (4) amenities rooms each being 17.5m ² in size. Each of these include four showers of approximately 11.5m ² and two toilets of approximately 5.7m ² located within the changerooms.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Toilets	2 Toilets 10m ² each		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Referee's Room	15m ² including shower and toilet	The proposal includes two (2) referee's rooms each with a shower and toilet. Each room is approximately 10.3m ² in area.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Scorer and Timekeeping Box	15m ²	The proposal includes a separate Scorer and Media Room, each being 8.18m ² .	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Kitchen & Kiosk	30m ²	The site will include a canteen/bar which will be 60m ² in size, with an additional store and cool room of 19.5m ² .	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Social / Community Room	125m ²	The proposal includes dedicated clubroom of 105.5m ² and features a large kiosk/kiosk area of approximately 60m ² .	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Administration Area / Competition Office	15m ²	The site features separate media, scorer and office rooms, considered to be associated with the administration of the event. The total area of these rooms is approximately 22m ² .	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Accessible Public Toilets	35m ²	The site includes a number of accessible toilets, adding to approximately 18m ² .	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Storage - Internal	10m ²	The proposal includes a variety of storerooms which have an area greater than 10m ² .	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No



Storage - External	10m ²	The site features an existing external storage shed on the site which meets these requirements.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Cleaners' Store	5m ²	The proposal includes a cleaners' store of 6m ² .	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Utilities / Plant Room	5m ²	The proposal includes a plant room of 15m ² .	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Spectator Seating	Bench Seating	The proposal includes tier seating, meeting the requirements for a state level facility.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Car Parking	In accordance with Local Government Standards	The site will incorporate approximately 80 car parking spaces, exceeding the local government standards when including the existing car parking included on the site.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Central West & Orana Sport and Active Recreation Plan 2018-2023

The Central West & Orana Sport and Active Recreation Plan 2018-2023 outlines the key goals and strategies for the planning, implementation and maintenance of sport and active recreational infrastructure within the Central West and Orana region of NSW.

The Local Government plays a key role in the delivery of the plan, including:

- Constructing, maintaining and managing sport and active recreation infrastructure and programs in local communities
- Collaborating with the community to identify sporting infrastructure and program needs
- Incorporating sport and active recreation into Community Strategic Plans
- Contributing to the development of Regional Sport and Active Recreation Plans
- Aligning service delivery with the Regional Sport and Active Recreation Plans

The proposal sees the applicant proposing to construct a new grandstand and associated amenities to better cater for the growing need for modern sporting infrastructure which meets current demands and standards. The need to upgrade the existing facility has been highlighted in the Spicer Oval Master Plan, which is detailed later in this section. The proposal aligns with the relevant Regional Sport and Active Recreation Plan and the adopted Master Plan for the site.

Furthermore, six objectives are identified within the plan. Key objectives considered through this proposal are mentioned below with a brief comment about its applicability to this proposal.

- Increased participation

Although the proposed grandstand does not include any direct ways of increasing participation such as through incentives, advertisement or providing training for coaches and volunteers, the facility is anticipated to provide high quality infrastructure which is suitable to host a variety of local and regional sporting events. It is considered that the existing grandstand and amenities are no longer suitable for the current use and demand of the facilities. The grandstand is envisioned to be constructed to a level which is suitable for its current demand, potentially attracting a variety of new participants to participate in and attend these events. Furthermore, the new facility will provide a child-friendly and safe facility for all users and community groups.

- Improved access

The proposed grandstand features existing public and active transport links to the existing site. It is considered that there is adequate access to the site. The proposed carpark includes pedestrian islands and zebra crossings to increase safety for community members who are on foot. Additionally, the design of the proposed grandstand includes the provision of balustrades, ramps and a lift to accommodate for disability access to the site.

- Fit for purpose facilities

As mentioned in the above sub-heading, the grandstand has been designed generally in accordance with the NRL Guidelines to accommodate for Regional and Local competitions. The grandstand has been designed to accommodate high level sporting events and has been designed to incorporate both current and future demand for the facility. There are



also separate change rooms and bathrooms for referees, male and female participants, helping to provide a female friendly sporting facility.

- Valued regional sporting events

Similar to the above, the grandstand has been designed to allow for the hosting of a variety of local and regional events, particularly noted for their rugby events. This allows for large-scale regional recreational events to be hosted at the new grandstand. The proposal allows for the enhancement of the already prominent sporting and active recreational events which are currently undertaken on the site, and the attraction of new local and regional events.

Spicer Oval Master Plan

As briefly mentioned in Section 1.8 of this report, in 2014 a masterplan was adopted by Council for the entirety of 1 Victoria Street, Parkes, including Northparkes, Pioneer and Spicer Ovals. The masterplan, which was later revised in October 2017, includes a variety of recommendations for Pioneer Oval. Some of the recommendations made within the Master Plan which are relevant to the proposal include:

- Construction of a new 500 seat grandstand and amenities building to incorporate player/ referee change rooms, officials' rooms, media boxes, and multipurpose room with kitchenette
- Expand and upgrade the canteen
- Formalise the car park and access to the proposed new grandstand, including drop-off and pick-up zone

The proposed development will be in line with this adopted masterplan, exceeding the requirements in some respects, to ensure the facility can continue to be used by the immediate and wider community. The application includes the following which align with the master plan's recommendations:

- Demolition of the existing grandstand and canteen building
- Construction of a 700-seat grandstand and amenities, including new change rooms, toilets and referee spaces, canteen, media box, clubhouse and more
- New driveway and car parking area for cars and buses

The proposal is considered to be consistent with the adopted master plan, providing an enhancement of the existing site, allowing for the continued use and expansion of the facility and grounds for both local and regional use.

1.10 Contributions Planning

Does the Section 7.11 Contributions Plan apply?

- Are Section 7.11 Contributions payable?

☐ Yes

☒ No

☐ Yes

☒ No

Does the Section 7.12 Contributions Plan apply?

- Are Section 7.12 Contributions payable?

☒ Yes

☐ No

☐ Yes

☒ No

Were Section 7.11 Contributions paid on the land under previous applications?

☐ Yes

☒ No

Does the Developer Services Plan apply?

☒ Yes

☐ No

- Are Water Contributions payable?

☒ Yes

☐ No

- Are Sewer Contributions payable?

☒ Yes

☐ No

Assessment Comment:

The proposed development is not considered to increase the demand for public amenities and public services within the area. Section 7.11 Contributions are not considered to apply or be payable for this application.

The *Parkes Shire Section 94A Contribution Plan 2016* is the authorised 7.12 contributions plan for the Parkes LGA. In accordance with section 3.13 of the authorised plan, Section 7.12 Contributions will not be imposed as the proposal is for development on behalf of Council for community infrastructure, which includes community facilities and carparks. Accordingly, section 7.12 contributions should not be imposed upon this application.



The *Parkes Shire Council Development Servicing Plan for Water Supply and Sewage Services 2006* applies to the proposed development. The applicant will be required to pay a contribution fee in accordance with Council's Section 64 Developer Contributions for Water and Sewer. The Equivalent Tenements for the proposed application have been calculated as follows:

- 26.4 for Water
- 39.93 for Sewer

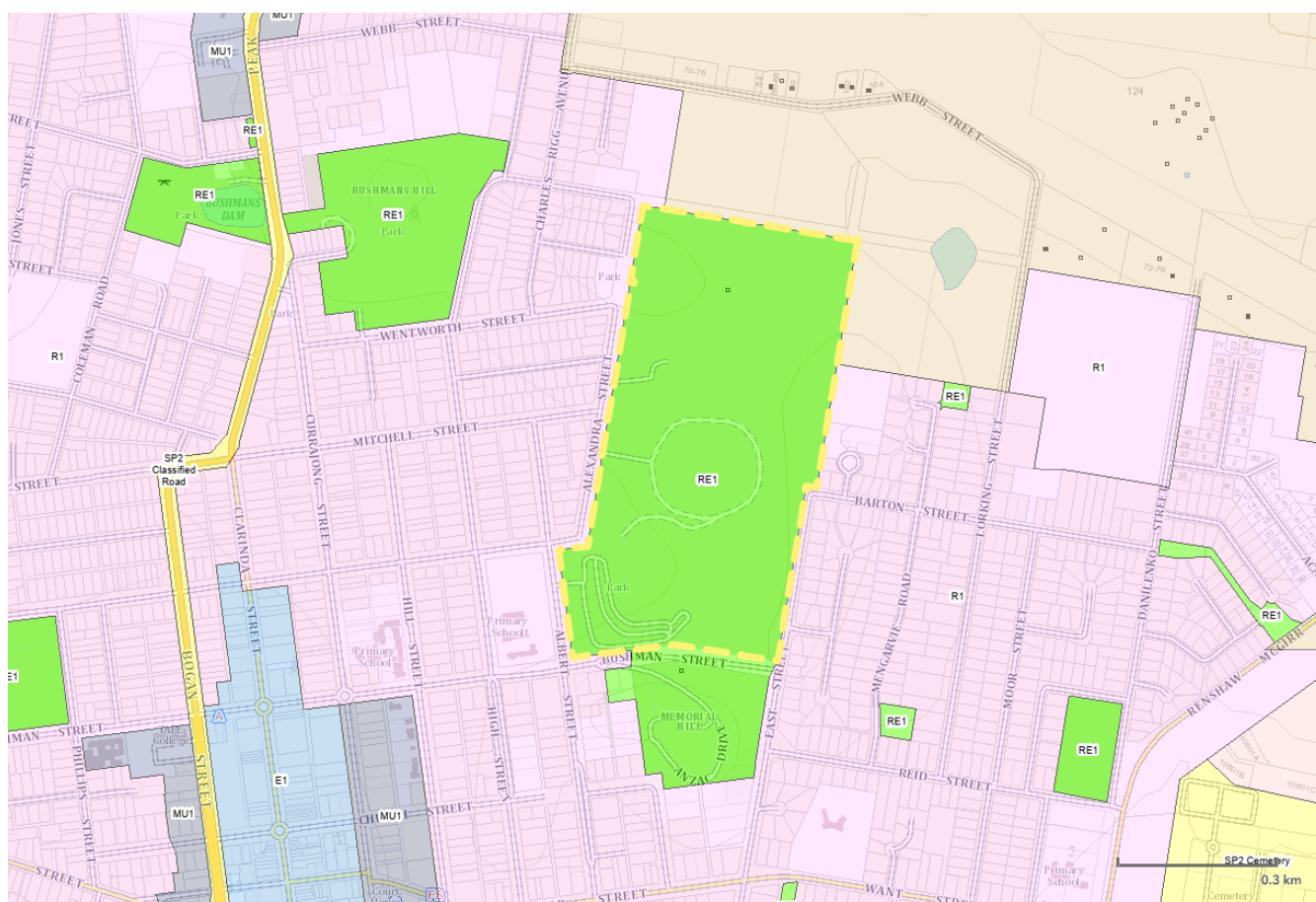
1.11 Section 4.15 Evaluation Matters

1.11.1 Section 4.15(1)(a)(i) Provisions of any Environmental Planning Instrument

Local Environmental Plans

The *Parkes Local Environmental Plan 2012* applies to all land within the Parkes Local Government Area. The site of the proposed development is zoned RE1 Public Recreation under the *Parkes Local Environmental Plan 2012* (see Figure 3). The Land Use Table for the RE1 Public Recreation zone permits the erection of Community Facilities with consent of Council.

Figure 3: Land Zoning Map



'Community Facility' is defined in the *Parkes Local Environmental Plan 2012* as being:

a building or place—

- owned or controlled by a public authority or non-profit community organisation, and
- used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.



Clause 2.3(2) of *Parkes Local Environmental Plan 2012* provides that the Council shall have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. The objectives of the RE1 Public Recreation zone are:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

The development is consistent with the objectives of the RE1 Public Recreation zone. Having regard to the objectives above, the proposed grandstand is assessed to support and improve the existing use of land which is used for a range of sporting and recreational activities. The proposal will have minimal impact on the natural environment given the heavily modified/managed nature of the site given its use for recreational activities for many years.

Special Clauses Identification and Assessment

The following provisions of the *Parkes Local Environmental Plan 2012* have particularly been considered in the assessment of the proposal:

- **Clause 2.7 Demolition requires development consent**

Clause 2.7 requires the demolition of a building to be carried out only with development consent, unless able to be demolished as exempt development under a different environmental planning instrument. As such, the applicant has applied for development consent for the demolition of the existing grandstand and canteen building under this application (DA2024/0025) in accordance with this clause.

- **Clause 6.1 Earthworks**

Clause 6.1 ensures that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. All earthworks will be required to be undertaken in accordance with the National Construction Code (NCC) and conditions of development consent.

Before granting development consent for earthworks, the consent authority must take the following into consideration:

- (a) *the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,*
- (b) *the effect of the development on the likely future use or redevelopment of the land,*
- (c) *the quality of the fill or the soil to be excavated, or both,*
- (d) *the effect of the development on the existing and likely amenity of adjoining properties,*
- (e) *the source of any fill material and the destination of any excavated material,*
- (f) *the likelihood of disturbing relics,*
- (g) *the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,*
- (h) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

The construction of the proposed development will involve earthworks to demolish the existing grandstand and to prepare the building site for development. Earthworks will also be undertaken for the upgrading of necessary utility infrastructure, mainly stormwater infrastructure, and the preparation of the road base. The proposed car parking alterations will require more substantial earthworks in order to level the carpark and ensure that adequate drainage of stormwater can be achieved. The proposal includes the provision of additional stormwater infrastructure to help manage stormwater runoff to improve current drainage patterns and the potential for erosion of the land. The development is suitably setback from adjoining properties and is of a size to facilitate battering of proposed earthworks. Any fill imported onto the land will be required to be Virgin Excavated Natural Material (VENM). Additionally, suitable dust mitigation measures are to be imposed including covering of loads with tarpaulin and use of dust suppression additives is required. Appropriate conditions of consent are to be recommended. No significant impacts on environmental functions, including the soil profile and stormwater flows, neighbouring uses, cultural or heritage items or features of the surrounding land are assessed to occur.



• Clause 6.7 Essential Services

Clause 6.7 requires that development consent must not be granted to development unless the consent authority is satisfied that any of the services that are essential for the development are available or that adequate arrangements have been made to make them available when required.

Before granting development consent for development, the consent authority must be satisfied that adequate arrangements have been made in relation to essential services when required. This is to include:

(a) the supply of water,

The site has features existing 50mm water connection to Council's reticulated water infrastructure. The existing water connection will need to be upgraded to support the proposed development.

(b) the supply of electricity,

Electricity and telecommunications are available in the area and connection is subject to the relevant authorities' requirements.

(c) the disposal and management of sewage,

The site features existing connections to Council's reticulated sewerage infrastructure. The proposed grandstand can be connected to the existing sewer in the vicinity of the existing change rooms and there is enough fall and capacity in the mains to do so.

(d) stormwater drainage or on-site conservation,

A concept stormwater management plan has been developed by Calare Civil which involves two OSD tanks for stormwater from the proposed development. Stormwater from the sealed areas will be drained to new stormwater pits.

The analysis and design have been undertake using Watercom DRAINS. The output from DRAINS indicates that the designer has achieved a net zero increase in peak flow discharge from the additional impervious areas post-development, namely the carpark and the roofed area.

(e) suitable vehicular access.

The site features existing vehicular access via Alexandra Street which is a sealed road with kerb and gutter infrastructure. No upgrades are proposed or required to the existing site access.

State Environmental Planning Policies

Table 2 below outlines the State Environmental Planning Policies which are currently in force and their applicability to the proposal.

Table 2: Relevant and Current SEPPs

State Environmental Planning Policy (SEPP)	Comments	Applicability
SEPP (Biodiversity and Conservation) 2021	Relevant to the proposal. See assessment comments below.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
SEPP (Exempt and Complying Development Codes) 2008	Not relevant to the proposal.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SEPP (Housing) 2021	Not relevant to the proposal.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SEPP (Industry and Employment) 2021	Relevant to the proposal. See assessment comments below.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
SEPP (Planning Systems) 2021	Relevant to the proposal. See assessment comments below.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
SEPP (Precincts - Central River City) 2021	Not relevant to the proposal.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SEPP (Precincts - Eastern Harbour City) 2021	Not relevant to the proposal.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



SEPP (Precincts - Regional) 2021	Not relevant to the proposal.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SEPP (Primary Production) 2021	Not relevant to the proposal.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SEPP (Resilience and Hazards) 2021	Relevant to the proposal. See assessment comments below.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
SEPP (Resources and Energy) 2021	Not relevant to the proposal.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SEPP (Sustainable Buildings) 2022	Relevant to the proposal. See assessment comments below.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
SEPP (Transport and Infrastructure) 2021	Relevant to the proposal. See assessment comments below.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Assessment Comments:

- **SEPP (Biodiversity and Conservation) 2021** – Clause 2.6 of the Biodiversity and Conservation SEPP requires any person clearing vegetation in a non-rural area to obtain permit granted by the Council under Part 2.2 of the SEPP. The Parkes Shire Development Control Plan 2021 does not prescribe any vegetation to which Part 2.2 applies and therefore a permit under Part 2.2 is not required. The proposal does not trigger entry into the Biodiversity Offset Scheme and does not require the preparation of a Biodiversity Development Assessment Report.

Chapter 4 of the SEPP requires Council to consider whether the land, the subject of the application retains potential and subsequently a core koala habitat. Part 4.2 applies to the site as the land is located within the Parkes LGA and is greater than 1 hectare in size. The proposal is for the demolition of an existing grandstand and the erection of a new grandstand and associated car parking. The land is primarily clear of significant vegetation and has been used for recreational purposes for many years with surrounding properties being mostly cleared of vegetation for residential purposes. A site inspection revealed that there are not enough feed trees in the area as listed in Schedule 3 of the SEPP, to be considered a core habitat for koalas. There were no signs of the presence of Koalas in the immediate area and is therefore considered unnecessary to proceed further with a SEPP assessment.

- **SEPP (Industry and Employment) 2021** – The objectives of the policy aim to ensure that the proposed signage is compatible with the desired amenity and visual character of the locality, provides effective communication and is of high quality having regards to both design and finishes.

Clauses 3.6 of the SEPP require Council to determine consistency with the objectives stipulated under Clause 3.11(1)(a) of the aforementioned SEPP and to assess the proposal against the assessment criteria of Schedule 5. In accordance with the provisions stipulated under Schedule 5 of the SEPP, the assessment below is provided in Table 3.

Table 3: Assessment Against Schedule 5 SEPP Industry and Employment 2021

Matters for Consideration	Comment	Compliance
Character of the area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage will be constructed of new high-quality materials and will be consistent with the size and scale of the building. The signage will be of a similar bulk and scale to the existing signage and expected signage for a recreational facility.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposed signage will be of a similar bulk and scale to the existing signage within the area, particularly ones already located within the site. The building identification signage is considered to be of an appropriate scale for the proposed grandstand.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Special Areas		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas,	The proposed signage will not detract from the visual quality of environmentally sensitive areas, heritage areas, natural or other conservation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	<p>areas, open space areas, waterways, rural landscapes or residential areas. The proposed signage will be located upon the proposed grandstand and will not detract from the amenity of visual quality of the public recreational area.</p> <p>The site is not identified as containing any items of local or state heritage significance.</p>	
Views and Vistas		
Does the proposal obscure or compromise important views?	Given the size and position of the signage the proposal does not obscure important views from neighbouring land uses.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed signage will be located on the roofline of the ground floor of the grandstand. The signage will not impact on skylines or quality of vistas.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the proposal respect the viewing rights of other advertisers?	No viewing rights of other advertisers will be affected by the proposed signage.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Streetscape, Setting or Landscape		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale of the proposed signage is appropriate for the setting. The signage will be ancillary to the proposed grandstand and playing field, helping to identify the sports ground. The cumulative size of the proposed signage is approximately 38m ² .	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The signage will contribute to the visual interest of the recreational grounds and will be in line with the existing signage associated with Spicer Oval and Northparkes Oval also located upon the allotment. The proposal will aid in continuing existing and enhancing interest and use of the recreational facilities within the allotment.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed signage will comprise block text identifying the building as well as a logo. The design is simple and uncluttered, using new materials to create a high aesthetic quality.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the proposal screen unsightliness?	The signage will add to the visual appeal of the site. There is no unsightliness to screen.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No. The proposed signage will be located approximately at the roof level of the ground floor of the 2-storey grandstand.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Site and Building		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed signage is of suitable scale for the site and the surrounding land uses. It is not considered to be out of proportion with the surrounding locality. The design of the signage will have limited impacts on adjoining buildings or allotments.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the proposal respect important features of the site or building, or both?	The proposed signage complements the site features. The signage will not be visually prominent; however, will achieve its purpose and will not have ongoing impacts on adjoining buildings.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage will utilise modern materials to create an aesthetic design, consistent with contemporary signage.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Associated Devices and Logos with Advertisement and Advertisement Structures		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the	There are no specific safety devices required to be provided in association with the signage. The signage will predominantly consist of the name	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



signage or structure on which it is to be displayed?	of the sport's ground. The signage will be attached to the roofline of the ground floor level in a dedicated club sponsor pavers area.	
Illumination		
Would illumination result in unacceptable glare, affect safety for pedestrians, vehicles or aircraft, detract from the amenity of any residence or other form of accommodation?	No illumination of the building identification signage is proposed.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Can the intensity of the illumination be adjusted, if necessary?	No illumination of the building identification signage is proposed.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the illumination subject to a curfew?	No illumination of the building identification signage is proposed.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Safety		
Would the proposal reduce the safety for any public road, pedestrians or bicyclists?	The proposed signage will not reduce the safety of surrounding public roads due to the minor scale of the signage and separation from public roads and nearby sensitive receptors.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage will not reduce the safety for pedestrians by obscuring sight lines given the development is setback from the public realm and will be located in line with the roofline of the ground floor of the grandstand.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

- **SEPP (Planning Systems) 2021** – The proposed development has an estimated development cost of greater than \$5 million and is Council-related development. In accordance with Part 2.4 and Schedule 6 of the SEPP Planning Systems, the application is considered to be Regionally Significant Development. In accordance with these requirements, the application has been referred to the Western Regional Planning Panel for determination.
- **SEPP (Resilience and Hazards) 2021** - Clause 4.6 of SEPP Resilience and Hazards requires that a consent authority must consider the contamination potential of the land, and if the land is contaminated, it is satisfied that the land is suitable for the development in its contaminated state, or that appropriate arrangements have been made to remediate the site prior to the development being carried out. Site inspection and investigation of past use, Council's Contaminated Sites Register does not reveal any evidence of contamination. The site has historically been used for recreational purposes and is intended to continue to be used for this purpose. There are no known site history issues that are likely to give rise to concerns relating to potential site contamination. EPA notification is not required to be undertaken by Council and the site is suitable for its intended residential use.
- **SEPP (Sustainable Buildings) 2022** - SEPP Sustainable Buildings aims to encourage the design and delivery of sustainable buildings to minimise the consumption of energy to reduce greenhouse gas emissions as well as to minimise the consumption of mains-supplied potable water.

The proposed development is not a BASIX development or BASIX optional development as defined in the *Environmental Planning and Assessment Regulation 2021*. Accordingly, no BASIX certificate has been submitted with the application.

Chapter 3 applies to non-residential developments which include the erection of a new building which has an estimated development cost of \$5 million or more located on land zoned RE1 Public Recreation. Clause 3.2 of the SEPP includes considerations required prior to determination. These include considering whether the development is designed to enable:

- the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials,*
- a reduction in peak demand for electricity, including through the use of energy efficient technology,*



- (c) a reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design,*
- (d) the generation and storage of renewable energy,*
- (e) the metering and monitoring of energy consumption,*
- (f) the minimisation of the consumption of potable water.*

The proposed development has been designed to allow for a photovoltaic solar system to be installed on the roof of the proposed grandstand. Energy efficient technology will be included as per the requirements of Section J of the National Construction Code (NCC). Section J9 includes requirements for the recording of consumption of electricity. The site is located in Climate Zone 4 and has generally been designed to accommodate considerations raised in the Sustainable Buildings SEPP 2022. The design of the proposed grandstand allows for the implementation of passive design considerations including passive heating and cooling as well as a northern-orientated clubroom and canteen areas. Well-designed shaded windows of the building reduce heat entry and reliance on artificial lighting has also been provided. Ridler, Levett, Bucknall have prepared a preliminary estimate report which includes total material quantities generally consistent with the NABERS Embodied Emissions form requirement of the Sustainable Buildings SEPP 2022.

- **SEPP (Transport and Infrastructure) 2021** - Clause 2.48 of SEPP Transport and Infrastructure requires a Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:
 - within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists),
 - immediately adjacent to an electricity substation,
 - within 5m of an overhead power line,
 - includes installation of a swimming pool any part of which is: within 30m of a structure supporting an overhead electricity transmission line and/or within 5m of an overhead electricity power line, or
 - placement of power lines underground.

Overhead powerlines provide electricity connection to the existing lot. The proposed subdivision will not impact upon any existing infrastructure and will not be within or immediately adjacent to any of the above infrastructure. As such, the subject application is considered to satisfy the provisions of Clause 2.48 SEPP Transport and Infrastructure.

Section 2.122 of the Transport and Infrastructure SEPP 2021 requires notice of a development application be provided to TfNSW if the proposed development is listed in Column 1 of Schedule 3 and is of a size of capacity that is detailed in Column 2 or 3 of the table. Column 3 is not applicable to the proposed development as the proposal does not include access to, or entry near, a classified road. Schedule 3 does not include a referral trigger for recreational developments. Car parking (whether or not ancillary to other development) of 200 or more spaces. It is also recognised that the Transport and Infrastructure SEPP 2021 distinguishes that if the development involves an enlargement or extension of an existing premises, the relevant size or capacity specified in the table is the additional (rather than the total) size or capacity of the premises as a result of the enlargement or extension. The proposal is therefore not considered to be Traffic-generating development and does not require referral to TfNSW.

1.11.2 Section 4.15(1)(a)(ii) Provision of any proposed Environmental Planning Instrument

Draft Local Environmental Plan

There are no draft Local Environmental Plans applying to the subject site.

Draft State Environmental Planning Policy

There are no draft State Environmental Planning Policies applying to the subject site.



1.11.3 Section 4.15(1)(a)(iii) Provision of any Development Control Plan

The Parkes Shire Development Control Plan 2021 ('Parkes DCP') is the applicable Development Control Plan to the Parkes LGA. The Parkes DCP was adopted on 21 September 2021 and came into operation on 1 November 2021. The Development Control Plan is divided into 6 Parts as noted in Table 4 below.

Table 4: Parkes DCP Breakdown

Part	Comments	Applicability
Part A	Part A of the Parkes DCP includes Administrative information including the purpose of the plan, aims and objectives, transitional provisions, repealing of the existing Parkes DCP and more.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Part B	Part B of the Parkes DCP outlines the planning controls related to Subdivisions . This includes residential, rural and industrial subdivisions.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Part C	Part C of the Parkes DCP outlines the requirements for a variety of Residential Developments on all residentially zoned allotments, including MU1 Mixed Use zoned land but excluding RU1 Primary Production zoned land. Relevant developments include dwelling-houses, shop-top housing, multi-dwelling housing, secondary dwellings, residential outbuildings, swimming pools, and fences.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Part D	Part D of the Parkes DCP is dedicated to a variety of Rural Developments on land zoned RU1 Primary Production. Relevant developments include rural dwelling-houses and outbuildings, rural industries including agriculture, rural tourism, highway service centres and structures for emergency services facilities.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Part E	Part E outlines the requirements for Commercial Development , generally located upon E1 Local Centre, MU1 Mixed Use or RU5 Village zoned land. This Part is applicable to all types of commercial development within the Parkes township and its Villages.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Part F	Part F of the Parkes DCP outlines the planning controls applicable to Industrial Development , primarily on land zoned E1 Local Centre, E4 General Industrial, MU1 Mixed Use or RU5 Village.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Part G	Part G of the Parkes DCP relates to development within the Parkes Airport precinct. Relevant land is zoned SP2 Airport on the Land Use Map.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Part A has been considered in the assessment of the application; however, does not have a significant impact upon the development. As evident above, the Parkes DCP does not currently have any provisions relating to the demolition of developments. Appropriate conditions of consent will be recommended to ensure demolition work is undertaken in accordance with current standards and requirements. The Parkes DCP also does not have any provisions relating to the erection of community facilities on RE1 Public Recreation zoned land. Due to this, the proposed erection of the grandstand has been assessed against Part E - Commercial Development in Table 5 below, as this is considered to be most appropriate section of the Parkes DCP for the proposed development.

Table 5: Assessment Against Part E Parkes DCP

Clause	Comment	Compliance
1.2 - Earthworks		
E.1.2(a)	Suitable erosion and sediment controls will be implemented prior to demolition or construction works commencing. These erosion and sediment controls will remain in place until completion of work. Appropriate conditions of consent are to be recommended.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.2(b)	There will be minimal earthworks for the demolition of the existing grandstand and the erection of a new grandstand. These earthworks will be minor for the excavation of the footings. The proposed car parking area will involve more considerable earthworks. These earthworks will not be greater than 3 metres in depth.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.2(c)	The proposed development, including earthworks associated with the road formation, will not be within 1 metre from any lot boundary.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.2(d)	Any fill will be required to be Virgin Excavated Natural Material (VENM). Appropriate conditions of consent to be recommended.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A



E.1.2(e)	The earthworks associated with the demolition of the existing development and erection of the new grandstand will be relatively minor. Battering of the overflow carpark and other associated roadways will have a finished ground surface level of 1:4. The lot is of an adequate size to enable battering without the encroachment onto other lots or undermining existing developments. No retaining walls are proposed or required.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.2(f)	All associated earthworks will be within the confines of the allotment.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.2(g)	The development includes a stormwater management plan which will allow for the draining of excavated areas to a legal point of discharge.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.2(h)	Finished ground levels are able to achieve the minimum grade of 2% to allow appropriate drainage.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
1.3 - Streetscape		
E.1.3(a)	See section E.1.4.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.3(b)	The proposed development will be setback from Alexandra Street and will not form part of the immediate streetscape. The proposed development is for a community facility and thus does not explicitly include merchandise displays or customer service areas.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.3(c)	The proposed grandstand is located on an allotment bordered on three sides by roadways. The proposed grandstand will be located towards the western side of the allotments towards the centre and will not be clearly visible from the bordering roadways to the north and south of the allotment. Despite this, there are variations to the roof heights, recesses, materials and landscaping to improve the building's façade.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.3(d)	An existing footpath is located along the eastern side of Alexandra Street. No changes to the existing footpath are proposed or required as part of this proposal.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
E.1.3(e)	The proposal includes high level of access to the proposed development. The proposal can comply with the relevant considerations under the <i>Building Code of Australia</i> .	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.3(f)	No street trees are proposed or required to be removed as part of the proposal.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
1.4 - Setbacks		
E.1.4	<p>The <i>Parkes DCP 2021</i> lists different setback requirements for different land uses, namely B2 Local Centre (now E1), B4 Mixed Use (now MU1) and RU5 Village Zoned land. As the proposal is located upon RE1 Public Recreation zoned land, it is considered that assessment should be made specifically towards the objectives of the Part.</p> <p>The objective of Part E.1.4 is "To ensure commercial development complements existing streetscapes and other developments and complies with the <i>Building Code of Australia</i>".</p> <p>The proposed development is considered to meet the objective of the Part.</p> <p>The proposed carpark and grandstand are suitably setback from Alexandra Street and will not be a prominent part of the streetscape. The site features existing community and recreational facilities including grandstands, public amenities and sporting ovals upon the property. The proposed grandstand and associated car park will be consistent with the existing developments upon the site and will not be out of character for the area. The setbacks of the proposed grandstand comply with the relevant requirements under the <i>Building Code of Australia</i>.</p> <p>Other relevant considerations noted for other land zoned include the prohibiting of excessive obstruction or storage of merchandise, waste material, equipment, or advertising signage within the front setback of the development. There is adequate storage area within the proposed grandstand for relevant equipment. Minimal signage is proposed. The site features adequate area for loading and unloading.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
1.5 - Building Design		
E.1.5(a)	The proposed development features 2 floors.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A



E.1.5(b)	The proposed grandstand will be detached and setback from adjoining allotments and developments. It is not considered necessary to match adjoining buildings due to the large setbacks.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
E.1.5(c)	The proposed grandstand will be detached and setback from adjoining allotments and developments.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
E.1.5(d)	The proposed development is setback from adjoining allotments and will not create an obtrusive overshadowing impact upon the adjoining allotments.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.5(e)	The proposed grandstand will be detached and setback from adjoining allotments and developments. The proposed grandstand will include material changes and recesses to ensure long blank walls facing streets are avoided.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.5(f)	The proposed grandstand will be detached and setback from adjoining allotments and developments.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
E.1.5(g)	An attractive street elevation is created through the variations to colour and material and wall recesses. The development does not include any advertising areas or customer service areas.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.5(h)	The development is located on a corner lot; however, is setback from all lot boundaries. The proposal includes a variety of techniques including windows, recesses in walls, variations to wall heights and material changes to ensure an attractive view is available to the development.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.5(i)	Resistant, strong materials are used which can be easily maintained and cleaned.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.5(j)	The proposed development includes clear entrance areas and has existing light poles near the proposed grandstand.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.5(k)	The proposed building will primarily consist of neutral colours fronting Alexandra Street. The development will include bright red and blue colours associated with the building identification signage and the grandstand seating. The bright colours are considered to be minimal.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.5(l)	The site and its surrounds contain existing active transport infrastructure. Footpaths are currently provided along the eastern side of Alexandra Street. The proposal also includes the provision of dedicated pedestrian crossings and pedestrian islands within the carpark itself to aid in safe pedestrian movement to and from the proposed grandstand.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.5(m)	The proposal also includes the provision of dedicated pedestrian crossings and pedestrian islands within the carpark itself to provide safe and direct access from the proposed carpark to the proposed grandstand. The design of the grandstand minimises blind corners and dark spaces, providing an open layout which is accessible.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.5(n)	The proposed development is suitably setback from the nearest lot boundary. No roof mounted solar systems or air conditioning units are proposed as part of this application.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.5(o)	External storage areas are to be screened and located next to the grandstand. The proposed development is suitably setback from the nearest lot boundary.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.5(p)	External storage areas will be screened and fitted with motion sensor lights next to the proposed grandstand. The proposed development is suitably setback from the nearest lot boundary.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.5(q)	The site is currently used for recreational purposes. No hazardous materials will be stored on the site.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.5(r)	The site is suitably setback from Alexandra Street with adequate parking and manoeuvrability to allow loading and unloading to occur onsite and not on the public space. The grandstand's design allows loading and unloading to take place near the storeroom enabling efficient loading and unloading which will not inhibit access or movement within the site.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.5(s)	The proposed development does not include the street number on the proposed grandstand. Instead, the proposal will be identified through the building identification signage noting that the site is the Jock Colley Field. It is assessed that this is a suitable alternative to the street number, particularly as the proposal is for a grandstand on RE1 Public Recreation zoned land. The SEE notes that a street number can be applied to the street gutter in Alexandra Street.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
1.6 - Advertising Signage				



E.1.6(a)	The proposal includes building identification signage for Jock Colley Oval. The proposed signage will be setback from the adjoining roadways and will not overhang public space.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.6(b)	The building identification signage is limited to the identification of the oval, Jock Colley Oval. The proposed signage is considered to be suitable for the type and scale of the proposed grandstand.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.6(c)	The proposed signage will be located at the roofline of the ground floor. The proposed signage will not extend above the apex roof height of the proposed grandstand.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.6(d)	No illumination of the building identification signage is proposed as part of the application.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.6(e)	The proposed development is a detached structure which is setback from nearby developments. The proposed signage will only service once tenancy.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.6(f)	New materials will be used as part of the signage.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.6(g)	The proposed building identification signage is not freestanding.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
E.1.6(h)	The proposed grandstand and associated signage will be setback from adjoining allotments and buildings. The proposed signage is approximately 38m ² . The signage will not lead to visual clutter.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.6(i)	The proposed development is a detached structure which will be used for public recreational purposes. Advertising signage only includes the identification of Jock Colley Oval.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.6(j)	The site and development are not heritage listed.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
E.1.6(k)	The proposal includes the demolition of the existing development and erection of a new grandstand. All existing signage will be removed, and new signage will be erected upon the new development.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
1.7 - Landscape Design				
E.1.7(a)	The landscape design is assessed to complement the building design of the proposed grandstand and associated amenities and achieves compliance with the relevant requirements of this Part.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.7(b)	The allotment adjoins a residential area. A nature strip is provided on both sides of Alexandra Street and the proposed grandstand is suitably setback from adjoining landowners, providing privacy and noise/dust suppression.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.7(c)	The proposal is for a grandstand associated with the nearby oval. It is not considered necessary to restrict or prohibit front fencing to the allotment.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
E.1.7(d)	The proposal is for a grandstand associated with the nearby oval. It is not considered necessary to restrict or prohibit front fencing to the allotment. The site features existing fencing which is not proposed to be altered. This fencing also includes a lockable entrance gate.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
E.1.7(e)	The proposal is for a grandstand associated with the nearby oval. The site features existing metal chain fencing which will not be altered as part of the application.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.7(f)	No street trees will be removed as part of the proposal.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.7(g)	One tree will be removed due to the car parking work undertaken as part of this application. The proposal includes a landscape plan which includes a variety of native and non-native species.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.7(h)	The proposal includes a landscape plan which includes a variety of native and non-native species which are suitable for the existing site conditions.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.7(i)	The proposal includes a landscape plan which includes a variety of native and non-native species, none of which have been declared a noxious weed.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.7(j)	The site will continue to be maintained by Parkes Shire Council.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
1.8 - Driveways & Parking				
E.1.8(a)	The proposal includes a driveway which can comply with the relevant legislation.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.8(b)	The proposal does not include a semi-circle driveway.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.8(c)	Not applicable. No semi-circle driveway is proposed.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
E.1.8(d)	The proposal includes the upgrading and use of the existing driveway which is at an approximate right angle from Alexandra Street.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.8(e)	The proposal includes a stormwater management plan to manage stormwater runoff which is considered to be an improvement upon the existing stormwater management upon the allotment.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A



E.1.8(f)	No street trees will be removed as part of the driveway formation. The proposal includes the use of the existing access to the site. No new accesses are proposed or required.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.8(g)	Relevant conditions of consent will be recommended to ensure the parking spaces and driveway is bitumen sealed in accordance with Council's current standards.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.8(h)	Alexandra Street will be used to access the property. Alexandra Street is not considered to be a high-volume road with an ADT of 247. Alexandra Street is also not considered to be a high-speed road, with current speed limits of 50km/h.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.8(i)	Swept path analysis has been undertaken to allow the circulation of a 12.5m bus within the main parking area and overflow bus parking area. This analysis demonstrates satisfactory turning of the vehicle at an indicative turning speed of 0-5km/h without the encroachment upon any car parking bays or traffic isles. This will allow for vehicles up to 12.5m to safely navigate the car parking area and enter and exit the site in a forward direction.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.8(j)	Relevant conditions of consent will be recommended to ensure that the car park is marked and signposted accordingly.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.8(k)	The proposal includes a circular layout which enables a significant amount of queueing to occur within the property boundary. The proposed carpark contains sufficient standing area for vehicles entering parking and loading areas.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.8(l)	The proposed development is unlikely to have consistent or large amounts of deliveries due to the nature of the development and anticipated use of the land. The site features adequate area to undertake loading and unloading activities where these activities will not interfere with the use of the land.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.8(m)	The site features adequate area to support any loading and unloading operations wholly within the site. No loading or unloading activities will be required to occur on or over a footpath, nature strip or roadway.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.8(n)	The proposed development allows for the safe circulation of a 12.5m bus without the encroachment upon any parking bays or traffic isles. The site is proposed to mainly be used for sporting activities, primarily undertaken during the daytime. Nevertheless, active sensor lights are proposed next to the grandstand, there are existing light poles near the grandstand and existing flood lights in the parking area to provide some illumination should this be deemed necessary.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.8(o)	The proposal includes 20 trees within the immediate car park area, complying with the requirement for 1 tree per 7 car parking spaces.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.8(p)	The proposed carpark primarily consists of a circulation pattern which does not contain dead ends. A smaller carpark immediately to the south of the proposed grandstand contains a dead end. This is a smaller car park contains 15 carparking spaces, 4 of which are disabled access carparking spaces, and is separated from the rest of the carpark. Council's engineering team have reviewed the proposal and confirmed that there is adequate distance for safe manoeuvring of vehicles within this area. This is considered to be a low-traffic section of the car park.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.8(q)	The proposed car park contains one driveway from Alexandra Street. The site contains existing flood lights and contains light poles and sensor lights near the proposed grandstand. The proposed carpark does not contain hidden recesses and is predominantly open and clearly visible.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.8(r)	The proposal includes more parking spaces than required under the Parkes DCP. No historic parking credits are used.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
E.1.8(s)	The formalised parking arrangement proposed with the subject DA achieves approximately 33% of the expected total parking demand for weekend matches. The balance of parking demand can be accommodated by the informal all-weather car parking around Jock Colley Field, as well as parking associated with the two neighbouring ovals. Given this is an enhancement and improvement of the existing facility this layout is supported.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
1.9 - Stormwater Management		



E.1.9(a)	The proposal can comply with Part 3: Stormwater drainage of AS3500.3,2015 Plumbing and Drainage with all storm water being conveyed to a legal point of discharge.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.9(b)	The new grandstand roofed drains directly to rainwater tank OSD with the overflow to the proposed stormwater network. The designer has advised that the stormwater management plan uses the two 2x10kL rainwater tanks to capture and mitigate the runoff incident on the roofed area. The OSD rainwater tanks have essentially been over-provisioned to, on balance reduce peak flows of the whole site in lieu of surface detention.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.9(c)	The proposed development will be undertaken in accordance with the stormwater management plan prepared by Calare Civil which meets these requirements.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.9(d)	The proposal includes rainwater tanks and surface water drainage which will direct the water to the roadside kerb and gutter near the Alexandra Street and Victoria Street intersection to the south-east of the site. The proposal will meet the relevant requirements.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.9(e)	The proposed stormwater management plan does not incorporate discharging stormwater to a roadside table drain.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
E.1.9(f)	The proposed stormwater management plan does not incorporate discharging stormwater to a drainage reserve.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
E.1.9(g)	The proposed stormwater management plan does not incorporate discharging stormwater to inter-allotment drainage.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
E.1.9(h)	2x10kL rainwater tanks are included in the stormwater management plan. Overflow from these tanks, as well as any stormwater not collected via these tanks will be directed to the surface water drainage throughout the carpark which will be discharged near the intersection of Alexandra Street and Victoria Street.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.9(i)	The proposed development includes surface water drainage throughout the car park to allow the drainage of water to a legal point of discharge, this being near the intersection of Alexandra Street and Victoria Street.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.9(j)	The site naturally grades toward the Alexandra Street and Victoria Street intersection. Should the fall be inadequate, and the stormwater not adequately drain, a site-specific stormwater management system will be designed and implemented.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
1.10 - Utilities				
E.1.10(a)	The site can be connected to standard telephone service.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.10(b)	The proposed grandstand does not include a dedicated waste bin storage area. The existing site contains a dedicated waste bin storage area within an existing shed which will continue to be used for waste storage.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.10(c)	The site features existing connections to electricity which is anticipated to be disconnected during demolition and reconnected during construction.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.10(d)	The proposed development includes 2x10kL rainwater tanks to capture and mitigate stormwater runoff from the roofed areas of the proposed grandstand. The proposed tanks are able to comply with the relevant provisions.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
E.1.10(e)	The site features existing connections to Council's reticulated sewerage system. The existing sanitary drain has enough capacity and fall to service the proposed grandstand.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

1.11.4 Section 4.15(1)(a)(iiia) Any Planning Agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

There are no planning agreements relating to the site. Neither the applicant nor developer have requested Council to enter into any form of planning agreement.



1.11.5 S4.15(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Division 1 of Part 4 of the *Environmental Planning and Assessment Regulation 2021* specifies additional matters that must be taken into consideration by a consent authority in determining a development application. Table 6 below includes consideration of these matters.

Table 6: Assessment Against EP&A Regulation 2021 Additional Matters for Consideration

Clause	Comment	Compliance
Clause 61(1) - Building Demolition	The demolition will be done in accordance with AS 2601-2001 <i>The Demolition of Structures</i> . Appropriate conditions of consent are to be recommended.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Clause 61(2) - Subdivision Order	Not relevant to the proposal. No subdivision order has been made in relation to the land.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Clause 61(3) - Dark Sky Planning Guideline	Not relevant to the proposal. The site is greater than 200km from the Siding Spring Observatory	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Clause 61(4) - Low rise housing diversity design guide.	Not relevant to the proposal. The proposal is not for a manor house or multi-dwelling housing (terraces).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Clause 61(6) - Residential development in Penrith City Centre	Not relevant to the proposal. The subject site is not for residential purposes and is not located on land within the Penrith City Centre.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Clauses 62 - Change of Use Fire Safety and Structural Capacity Considerations	Not relevant to the proposal. The proposal is not for the change of use of an existing building.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Clause 63 - Temporary Structures	Not relevant to the proposal. No temporary structures as proposed as part of the application.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Clauses 64 - Fire Safety Upgrades	Not relevant to the proposal. The proposal involves the demolition of the existing development and the erection of a new grandstand which will be required to be constructed in total conformity with the <i>Building Code of Australia</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Clause 65 - Conservation Plan Opera House	Not relevant to the proposal. The proposal is not for the Sydney Opera House.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Clause 66 - Contributions Plan (Sydney)	Not relevant to the proposal. The site is not located upon any of the relevant areas listed in Clause 66.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Clause 66A - Council-related Development Applications	Clause 66A of the <i>Environmental Planning and Assessment Regulation 2021</i> states that a council-related development application must not be determined by the consent authority unless the Council has adopted a conflict-of-interest policy, and this policy has been considered in the determination of the application. Council has a conflict-of-interest policy that has been considered in the determination of this application. Furthermore, the consent authority for the proposed development is the Western Regional Planning Panel.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Clause 67 - Modification or surrender of development consent or existing use rights	Not relevant to the proposal. The proposal does not include modification or surrendering of existing use rights or previous development consents.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A



Clause 68 - Voluntary surrender of development consent	Not relevant to the proposal. The proposal does not include voluntary surrendering of existing development consent.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
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1.11.6 Section 4.15(1)(b) the likely impact on the natural and built environment(s) and the likely social and/or economic impact on the locality

Table 7: Assessment of Likely Impacts

Primary Considerations	Yes	No	N/A
Context and Setting			
Does the proposed development complement the scenic qualities and features of the landscape?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Does the proposal add character and amenity to the locality and streetscape?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Is the scale (bulk, height, mass), character, density and design of the development complement the locality?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Assessment Comment: The proposal is for the demolition of the existing grandstand and canteen room and the construction of a grandstand comprising tiered seating, a clubhouse, office, changerooms and amenities, to complement the existing sporting oval. Adjoining properties to the west and south include single storey detached dwelling-houses. The site is zoned RE1 Public Recreation. Land to the north, east and further south includes a range of formal and informal recreational land including Northparkes Oval, Spicer Oval, the off-leash dog park and Memorial Hill reserve. The site is currently maintained by Parkes Shire Council and contains isolated mature trees. The site is approximately 32 hectares in size and has a minor slope falling generally to the south-west. The proposal is consistent with the development in the area and is not expected to create significant impacts on the context and setting of the area.			
Land Use Conflict			
Will the proposed development create overshadowing impacts upon adjoining land?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Will the proposed development create adverse impacts upon adjoining land in terms of views and vistas?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Will the proposed development create adverse impacts to the visual or acoustic privacy of adjoining land?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Is the proposed development compatible with the previous and existing use of the site and the greater locality?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Assessment Comment: The subject site has primarily been used as a public reserve for sporting events since the 1920s. Various upgrades to existing facilities and amenities have been undertaken over the years to ensure the sporting ovals and their associated facilities can continue to be used by a variety of sporting clubs and host relevant competitions. Lot 7040 currently contains three sporting ovals with associated lighting, grandstands, clubhouses, amenities and changerooms, storage sheds, car parking areas, fencing and infrastructure / utilities, as well as a caravan park to the south of the allotment. The proposed development is consistent with the current use of the land and is not assessed to create negative impacts on adjoining properties in terms of overshadowing, overlooking, privacy, or the like.			
Access and Traffic			
Will the proposed development create an unreasonable increase to the travel demands to the area which cannot be appropriately managed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Is there public transportation and active transportation opportunities within the area?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Does the proposed development include adequate parking spaces to support the use of the development?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Will the proposed development result in conflicts between transport modes?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Does the proposal allow for adequate manoeuvring of vehicles?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Assessment Comment:			



A Traffic Impact Assessment (TIA) has been prepared by Currajong Pty Ltd to accompany the application. The TIA utilised average vehicle attendance data from the Parkes Spacemen Rugby Club, aerial photography and observations of weekend matches.

The TIA recommends 68 on-site car parking spaces to accommodate the current patronage of the facility for normal weekend competitions. To accommodate for future growth and provide additional capacity to the site, it was recommended that an additional 20% parking spaces be provided as part of the application. Accordingly, the subject application includes 85 bitumen sealed car spaces, including 6 disabled car spaces have been proposed. The formalised parking arrangement proposed with the subject Development Application achieves approximately 33% of the expected total parking demand for weekend matches. The balance of parking demand can be accommodated by the informal all-weather car parking around Jock Colley Field, as well as parking associated with the two neighbouring ovals. Given this is an enhancement and improvement of the existing facility the layout is supported.

The subject application is for a 2-storey grandstand with 700 seat capacity. The facility has been designed generally in accordance with NRL facilities Guidelines for a 'State' level facility that could accommodate competitions below the NRL premiership (i.e. NSW cup, Qld Cup or representative fixtures). Despite this, the proposed development is not expected to cater for larger regional, national or international competitions on a regular basis.

Swept path analysis has been undertaken to allow the circulation of a 12.5m bus within the main parking area and overflow bus parking area. This analysis demonstrates satisfactory turning of the vehicle at an indicative turning speed of 0-5km/h without the encroachment upon any car parking bays or traffic isles. The access and parking have also been designed to ensure all emergency service vehicles are able to safely enter and exit the site in a forward direction.

The site is currently serviced by public transport infrastructure through Bus Service 553, Parkes Town Centre to North Parkes via Thomas Street, which features an existing bus stop near the Pioneer Oval access.

The site currently contains existing active transport infrastructure within the immediate vicinity. Footpaths are currently provided along the eastern side of Alexandra Street. No alterations to the existing active transport infrastructure are proposed as part of the application. The proposal also includes the provision of dedicated pedestrian crossings and pedestrian islands within the carpark itself to aid in safe pedestrian movement to and from the proposed grandstand.

Assessment of the proposed new Jock Colley Grandstand and amenities concludes no significant traffic generation, sight distance, speed, service vehicle or active transport issues.

Public Domain

Will the proposed development create a negative impact upon the recreational opportunities in the locality?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Will the proposed development restrict pedestrian linkages and access between development and public areas?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

Assessment Comment:

The proposal includes the demolition of an existing grandstand and the erection of a new grandstand with associated amenities and car parking. There will be no changes to the existing Pioneer Oval. The subject site is located on an allotment used for public recreational purposes and the proposal includes the upgrading of facilities to ensure suitability for future activities. There is adequate existing pedestrian linkages and access both to the site and proposed within the site, including pedestrian crossings and pedestrian islands within the proposed carpark. No external changes to public access to the site are proposed as part of the development. The proposed development will not compromise the availability and enjoyment of public recreational opportunities in the locality. No adverse impacts are assessed.

Utilities

Are adequate provisions available (or can be made available) for the provision of water infrastructure?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Are adequate provisions available (or can be made available) for the provision of sewerage infrastructure?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Are adequate provisions available (or can be made available) for the provision of electricity?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Are adequate provisions available (or can be made available) for the provision of telecommunications?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Are adequate provisions available (or can be made available) for the provision of gas?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

Assessment Comment:



Sewer - The site features existing connections to Council's reticulated water and reticulated sewerage infrastructure. The proposal has been internally referred to Council's infrastructure team who have confirmed the site features existing connections to the infrastructure. They have advised that there is adequate fall and capacity in the mains for the servicing of the property for sewage.

Water - The existing 50mm water connection may not be adequate for the proposal and therefore will be required to be upgraded. Adequate arrangements exist and will be made for the provision of a suitable water supply to the proposed development, including pressure and flow for emergency firefighting purposes.

Electricity and Telecommunications - Electricity infrastructure is already connected to the site. This can be disconnected and reconnected subject to the relevant authority's requirements. A check with NBN confirms that a connection to the NBN broadband access network is available.

Heritage

Will the proposal impact upon any items, places, landscapes, areas or relics of heritage significance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Does the site contain Aboriginal, non-aboriginal or natural heritage significance?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Is a heritage study, heritage conservation management plan or the like, required?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

Assessment Comment:

The subject site is not listed in Schedule 5 of the *Parkes Local Environmental Plan 2012* as containing any items of Local or State significance. A check of the national and international heritage listings also did not contain the proposed development site. A site inspection did not identify any sites, items, or places of heritage significance. The information supplied by the applicant did not identify any heritage sites, items, or places.

The existing grandstand has been used and managed as a public recreation space since the 1900s and as a result is highly disturbed. There are no recorded Aboriginal heritage sites recorded in the area.

Other Land Resources

Will the proposed development impact upon productive agricultural land?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Will the proposed development impact upon mineral or extractive resources?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Will the proposed development impact upon water supply catchments?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

Assessment Comment:

The site is located on a RE1 Public Recreation zoned land which has been used for recreational activities for more than a century. The site does not feature any productive agricultural land, minerals or extractive resources, water supply catchments or the like. The site will continue to be used for public recreation. No adverse impacts are assessed.

Bushfire

Is the site identified on the bushfire prone land map, or considered to be bushfire prone?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
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Assessment Comment:

The site is currently managed land maintained by Council and is primarily surrounded by R1 General Residential allotments which primarily contain detached dwelling-houses with minimal vegetation. No adverse impacts are assessed.

Surface Water and Groundwater

Is the land identified on the groundwater vulnerable land map?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Can suitable measures be implemented to limit the impact of surface water flows?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Will the proposed development result in a net zero increase in peak flow discharge from the additional impervious areas post-development?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

Assessment Comment:

The subject site is not identified on the groundwater vulnerable land map under the *Parkes Local Environmental Plan 2012*. The site has been used for public recreation for many years and is intended to continue to do so in the future.



The proposal does involve or necessitate the need for the extraction of water from groundwater sources and will be serviced by Council's reticulated water infrastructure.

A concept stormwater management plan has been developed by Calare Civil to accompany the application. The Stormwater Management Plan makes use of existing stormwater infrastructure as well as new stormwater management facilities including surface and underground pipes, pits and sumps located within public road reserves. The analysis and design have been undertaken using Watercom DRAINS. The output from DRAINS indicates that the designer has achieved a net zero increase in peak flow discharge from the additional impervious areas post-development, namely the carpark and the roofed area.

Roofed areas from the proposed grandstand will be drained directly to rainwater tank OSD with the overflow to the proposed stormwater network. The stormwater management plan uses the two 2x10kL rainwater tanks to capture and mitigate the runoff incident on the roofed area. The OSD rainwater tanks have essentially been over-provisioned to, on balance reduce peak flows of the whole site in lieu of surface detention. The OSD has been designed to eventually drain to the intersection of Alexandra Street and Victoria Street.

The proposed stormwater management plan does improve over the existing arrangement which has no mitigation of runoff from impervious areas, albeit marginally.

Soils

Will the proposed development negatively impact the erodibility, salinity, or fertility of the soil?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Where required, can suitable erosion and sediment controls be implemented?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Is there a need for remediation of contaminated soils?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Will the proposed development result in soil instability?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

Assessment Comment:

Earthworks will be required during demolition of the existing grandstand and during the construction phase. The proposed works will require suitable erosion and sediment controls to be in place and maintained for the duration of the construction and demolition works. These erosion and sediment controls will be implemented in accordance with Managing Urban Stormwater: Soils and Construction. Earthworks will also be required for the upgrading of necessary utility infrastructure, mainly stormwater infrastructure. The earthworks will not significantly change the natural drainage of the land and will not adversely affect soil quality or stability, subject to the imposition of suitable conditions of consent.

Air and Microclimate

Will the development result in the degradation of air quality or increase pollution?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Will the proposed development result in the emissions of dust, particulates, odours, fumes, gases or pollutants?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Can suitable measures be implemented to prevent and mitigate air pollution?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

Assessment Comment:

The proposal has potential to generate dust, particularly at earthworks and construction phases. There is also potential for increased vehicular emissions during the demolition and construction phases. Construction and demolition works will be setback from nearby sensitive receptors. Additionally, vehicular access and nearby public roads are currently sealed. It is proposed to use water on internal haulage roads and stockpiles, or the use of dust suppression additives for dust control if required. It is assessed that potential dust impacts will largely be minimal to nearby sensitive receptors and will not be ongoing, only limited to the construction and demolition phases of development.

Noise and Vibration

Will the proposed development create a negative impact upon the recreational opportunities in the locality?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Will the proposed development restrict pedestrian linkages and access between development and public areas?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

Assessment Comment:

The site is separated from nearby sensitive receptors and roads. Nevertheless, it is considered that construction and demolition works may be a potential problem. It is considered appropriate to limit the times of construction activities by way of conditions of consent recommended.



It is considered that the on-going use of the development will not cause any significant noise and vibration issues. The existing facility is used for a variety of recreational activities and by a variety of community and sporting groups. The new grandstand may result in increased noise due to sporting activities and the like, though it is considered that there are suitable separation distances between nearby receptors that this will not cause significant impacts.

Flora and Fauna

Will the proposed development impact upon the protection and management of critical habitats or threatened or protected species?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Is the proposed development adjacent to wilderness areas or national parks?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

Assessment Comment:

The subject site has been mostly cleared of native vegetation and has been used for recreational purposes for many years. The site is anticipated to continue to be used for recreational purposes with sporadic non-native and native vegetation located generally around the site. One existing tree will be removed. The application includes a landscape plan which proposes the planting of a variety of native and non-native plants, primarily within the carpark area. No adverse impacts are assessed.

Waste

Can solid, liquid and gaseous waste be managed appropriately?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Does the proposal include adequate provisions for the generation, collection, storage and disposal of waste?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Can adequate provisions be implemented related to the control of vermin and contaminants?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

Assessment Comment:

The proposal will include the generation of moderate demolition waste associated with the demolition of the existing grandstand and canteen building. Demolition and construction waste will be required to be removed off site to an approved waste facility. It is considered that there will be minimal ongoing waste generated. Ongoing waste can be disposed of at an approved waste facility or by Council's kerbside collection service. The site features existing waste storage areas within an existing shed.

Natural Hazards

Is the land identified on the bushfire prone land map, or considered to be bushfire prone?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Is the land identified as a flooding risk, or considered to be at risk of flooding?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Is the land identified as being at risk of geological or soil instability?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

Assessment Comment:

The site is not flood prone nor is it identified on the Bushfire Prone Land Map. The site is not burdened by tidal inundation nor does the site have a history of subsidence or mass movement. No adverse impacts assessed.

Technological Hazards

Is the site identified as being contaminated land?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Does the land require remediation works?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

Assessment Comment:

The information supplied by the applicant does not indicate any past land contamination. The site inspection and check of Council's Contaminated Sites Register does not reveal any evidence of contamination. No adverse impacts are assessed.

Safety, Security and Crime Prevention

Does the proposed development allow for natural surveillance and visibility in public areas?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Are access controls and activity management enforceable?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Are measures for safety, security and crime prevention such as environmental design and situational measures considered and implemented?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

Assessment Comment:



The site has been used for public recreation for many years. The design of the development is consistent with the existing developments within the locality and allows for passive and active surveillance. The proposed grandstand and associated carpark allow for visibility from Alexandra Street and the adjoining and associated sports ovals. The site features existing wire fencing surrounding the property including gates at the entrance to help control access to the property. The proposal has been designed to be generally consistent with the principles of Crime Prevention Through Environmental Design.

Social Impact in the Locality

Does the proposed development impact upon the community structure, character, values or beliefs?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Can the proposed development create a sense of place and community?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Does the proposed development promote social equity and social cohesion?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

Assessment Comment:

The proposal will support the ongoing use of the recreational grounds through the provision of additional parking and amenities in association with the proposed grandstand. The proposal includes the demolition and erection of a new community facility to complement the existing recreational use of the site. The site has adequate transportation connections including vehicular access, public transport and active transport within the immediate vicinity, allowing for adequate access to, and use of the development. The proposed grandstand will allow for the hosting of a variety of different local and regional sporting competitions.

Economic Impact in the Locality

Does the proposed development generate employment opportunities for the local community?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Does the proposed development have the potential to generate economic income?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Does the proposed development increase property values?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

Assessment Comment:

The proposed grandstand and associated amenities have been designed generally in accordance with the NRL Facilities Guidelines for 'State' level facilities which allows the site to accommodate competitions below the NRL Premierships. It is considered that the proposed grandstand will be able to compete with other regional venues in the Central West such as Bathurst and Dubbo. It is envisioned that the proposed grandstand will support both local and regional sporting competitions, creating a source of potential revenue through the future use of the facility. The proposed development will provide a valuable resource to the existing public recreation site.

Site Design and Internal Design

Is the proposed development an appropriate bulk and scale in relation to the site?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Is the design of the development, including any ancillary works such as landscaping, appropriate to the development?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Does the proposed development include relevant provisions in relation to suitable accessibility, ventilation and lighting?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Is the building design, including the materials, colours and finishes, appropriate for the development and locality?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Can the proposed development likely comply with the relevant sections of the Building Code of Australia?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

Assessment Comment:

The proposal is consistent with the Parkes Local Environmental Plan 2012 and the Parkes Shire Development Control Plan 2021. The size and scale are appropriate for the subject lot. The development on the site will not detrimentally affect the adjoining land and is setback appropriately from sensitive nearby receptors. The proposal does not limit or reduce the opportunities for recreational uses of the land. The proposed grandstand is consistent with existing developments upon the land and is an appropriate size and scale for the purpose of the proposal. The proposed development includes the provision of accessibility measures including handrails, balustrades, ramps and lifts to ensure safe access to the site can be achieved. The carpark allows for safe internal movement for a variety of vehicles and includes an emergency ambulance access in case of emergency.

Cumulative Impacts

Will the proposed development result in time crowded effects?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
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Will the proposed development result in space crowded effects?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Will the proposed development result in nibbling effects?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Will the proposed development result in time synergistic effects?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

Assessment Comment:

The proposal is consistent with the Parkes Local Environmental Plan 2012 and the Parkes Shire Development Control Plan 2021. The site is zoned RE1 Public Recreation and has been used for public recreational purposes for over a consecutive period of over a century. Adequate control measures are in place to manage noise, dust, traffic, stormwater, soil erosion, and the like during demolition, construction and ongoing use of the development.

1.11.7 Section 4.15(1)(c) the suitability of the site for the development,

The suitability of the site for development is a two-part test:

1. Does the proposal fit in the locality?

The proposal is for the demolition of the existing grandstand and the erection of a new grandstand with associated carparking, to be used in association with the existing sports field. The site is zoned RE1 Public Recreation and is predominantly surrounded by residential allotments zoned R1 General Residential. The proposal is consistent with the objectives of the zone and adjoining allotments within the locality. The site has been used for recreational purposes for many years and is intended to continue to be used for these purposes in the future. The site also contains two other sporting ovals with associated developments, including grandstands. The development is not beyond the capabilities of the reticulated water and sewerage network and will not require the uneconomic extension or upgrading of reticulated services. It is assessed the development is consistent with the locality.

2. Are the site attributes conducive to development?

The subject site is predominantly clear of mature vegetation. The development is not within proximity of a watercourse or any other environmental sensitive feature. The site has historically been used for recreational purposes and will continue to be used for recreational purposes in the future. The development is therefore suitable for the proposed development and will not restrict or limit the use of any other land resources on the land.

The proposed development will be in character for the RE1 Public Recreation zoned and the surrounding land uses, which are predominantly residential. The proposal will not lead to cumulative impacts on the environment, neighbouring land-uses, cultural or heritage. The site is therefore suitable for the proposed development.

1.11.8 Section 4.15(1)(d) any submissions made in accordance with this Act or the regulations,

Does the proposed development require notification to neighbouring allotments?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the proposed development require public advertisement?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the proposed development require notification to any public authorities?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Advertisement and notification commencement date:

4 April 2024

Advertisement and notification end date:

2 May 2024

Number of submissions received:

Three (3)

Public Submissions



The development was notified to adjoining landowners and publicly advertised for twenty-eight (28) days between 4 April 2024 and 2 May 2024 in accordance with the *Parkes Community Participation Plan 2022* and the *Environmental Planning and Assessment Act 2021*. During the notification / exhibition period, three (3) submissions were received. Copies of all submissions are included in Appendix 1 Chapter 5. Details of the Submissions received are summarised below in Table 8.

Table 8: Summary of submissions received

Name	Comments and Concerns	General Support or Objection to Proposal and Recommendations
A P Thomas	<p>We are writing to express our strong support for the Parkes shire Council and their commitment to improving our local community with their efforts in updating the Pioneer Oval sporting complex.</p> <p>The current day lack of facilities for our community, players, volunteers, parents and spectators at Pioneer Oval is shameful and with organisations such as PMJRL now having 45% of its players female and the numbers are still growing! I personally have witnessed children changing their uniforms and clothes in the open air.</p>	<p>Support</p> <p>No changes requested</p>
J R Pope	I am writing in support a new safer grandstand facility being constructed at Pioneer Oval	<p>Support</p> <p>No changes requested</p>
S B Webster	I am writing to express my support for the DA2024/0025, Demolition of Existing Grandstand & Erection of a New Structure - Grandstand & Amenities. This looks like a great project for Parkes as the existing structure is somewhat dilapidated, and the community uses the grounds frequently.	<p>Support</p> <p>No changes requested</p>

Assessment Response: Support noted. The proposed development includes dedicated bathrooms and changerooms to aid in providing privacy, security and safety to all users of the facility. The proposed development will demolish the existing 'somewhat dilapidated' structure and replace with a new grandstand which is intended to be used for a variety of sporting clubs and events.

1.11.9 Section 4.15(1)(e) the public interest

The proposal is assessed to pose no significant impacts on the public interest. The proposed grandstand is permitted in the RE1 Public Recreation zone. There are no specific policy statements from either Federal or State Government that are relevant to this proposal, nor any planning studies or strategies. There is no management plan, planning guideline or advisory document that is applicable to the development. There are no covenants, easements, or agreements that affect the proposal.

1.12 Summary

The proposal is for the demolition of the existing Pioneer Oval grandstand and canteen room and the erection of a new grandstand with associated amenities including the upgrading of the existing carpark and access. The proposal complies with the relevant requirements of the State Environmental Planning Policies and the Parkes Local Environmental Plan 2012. Although the Parkes Development Control Plan 2021 does not contain any specific controls relating to community facilities in RE1 Public Recreation zoned land, the proposal is considered to be generally consistent with the requirements for commercial developments listed in the Parkes DCP. The proposal has also been assessed against, and complies with, s4.15 of the *Environmental Planning and Assessment Act 1979*.

The proposal was publicly exhibited for 28 days from 4 April 2024 to 2 May 2024 in accordance with the Parkes Shire Community Participation Plan 2022 and the Environmental Planning and Assessment Act 2021. Three (3) submissions were received all in support of the proposed development. No concerns or alterations to the proposed development was requested by these submissions.

2 Section 1.7 Biodiversity Conservation Act 2016 / Fisheries Management Act 1994

Biodiversity:

Is the land identified on the Biodiversity Values Map?

☐ Yes

☐ No

☐ N/A

Does the development include clearing/disturbance of vegetation above the relevant threshold? (as identified in 7.2 of the Biodiversity Conservation Regulation 2017)?

☐ Yes

☐ No

☐ N/A

Is the development otherwise likely to affect threatened species? (as identified in Clause 7.1 and 7.2 of the Biodiversity Conservation Regulation 2017)?

☐ Yes

☐ No

☐ N/A

Is the development proposed on land identified as an area of outstanding biodiversity value?

☐ Yes

☐ No

☐ N/A

Comments:

The subject site is not identified on the Biodiversity Values Map (see Figure 4). The proposed development does not involve the removal of native vegetation; therefore, the provisions of the Biodiversity Conservation Act 2016 do not apply to the development.

Figure 4: Biodiversity Values Map for 1 Victoria Street



Fisheries:



Is the proposed development or activity likely to have an adverse effect on the life cycle of a threatened species such that a viable local population of the species is likely to be placed at risk of extinction?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is the proposed development or activity likely to have an adverse effect on the life cycle of the species that constitutes the endangered population such that a viable local population of the species is likely to be placed at risk of extinction?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
In relation to a threatened species, population or ecological community will the proposed development lead to the removal or fragmentation of a habitat and does the habitat have an important role in the ongoing survival of the species?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is the proposed development or activity likely to have an adverse effect on any critical habitat (either directly or indirectly)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Comments:

The proposed development is unlikely to have any adverse impact on any threatened species or ecological community. The proposed development is not located near a watercourse. Conditions of consent have been recommended by Council's Engineer relating to erosion and sediment controls.

3 Section 4.14 Consultation and development consent—certain bush fire prone land

Is the site identified on the Bushfire Prone Land Map?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Does the development comply with "Planning for Bushfire Protection" or a certificate provided by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment stating that the development conforms to the relevant specifications and requirement?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
If no, has consultation been done Commissioner for Rural Fire Service?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

Comments: The site is not identified on the Bushfire Prone Land Map. The site is managed land which is surrounded by residential properties with minimal vegetation. No further assessment under section 4.14 or *Planning for Bushfire Protection 2019* is required.

4 Recommendation

It is recommended that the Development Application (DA2024/0025) for 1 Victoria Street, Parkes be approved pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979* subject to the recommended conditions of consent included in this report (see section 6).

5 Reasons for the decision

The proposal includes the demolition of the existing grandstand and the erection of a new grandstand with associated amenities including carparking. The proposal has been assessed against, and complies with the *Parkes Local*



Environmental Plan 2012, relevant State Environmental Planning Policies, the Parkes Development Control Plan 2021 and section 4.15 of the Environmental Planning and Assessment Act 1979.

The proposed development is unlikely to have any unreasonable impact on the environment, and where an adverse impact has been identified appropriate conditions have been imposed to mitigate the effects. The subject site is considered to be suitable for the development, being RE1 Public Recreation zoned land. The proposed development does not raise any matter contrary to the public interest, with three submissions received as a result of public exhibition which were supportive of the proposed development.

6 Recommended conditions of consent

General Conditions

1. Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.
 - 1) The approved stamped plans prepared by EJE Architecture, Sheets A-01 - A-13 (inclusive), Concept design July 2022.
 - 2) The approved stamped plans prepared by Currajong, Sheet No A.01 - A.03 (inclusive), Revision A, Drawn 8 March 2024.
 - 3) The approved, stamped landscape plan prepared by Terras Landscape Architects, Job Number 14082.5, DWG No. L001 & L002, Revision D, dated 20 April 2022.
 - 4) The approved stamped stormwater management plan prepared by Calare Civil, Job No. 2023.1075, DWG No. G01, C01, C02 & SW01, Issue A, dated 13 February 2024.
 - 5) The approved stamped Statement of Environmental Effects prepared by Currajong, Revision B, dated 5 January 2024.

except as varied by the conditions listed herein or as marked in red on the approved plans. A current and approved copy of the approved stamped by Parkes Shire Council is to be maintained on site for constructional and reference purposes.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. The Applicant is to obtain a Construction Certificate from either Council or an Accredited Principal Certifier, certifying that the proposed works are in accordance with the Building Code of Australia and applicable Council Standards prior to any building works commencing.
 - No building, engineering or excavation work is to be carried out in relation to this development until the necessary construction certificates have been obtained.
 - It is the responsibility of the Applicant to ensure that the development complies with the Building Code of Australia and applicable Council Standards in the case of building work. This may entail alterations to the proposal so that it complies with these standards.

Reason: To ensure the design of the proposed work may be assessed in detail before construction commences.

3. Prior to the occupation or use of the development, an Occupation Certificate must be obtained from the Principal Certifier for the subject development.

Reason: To ensure the required works are completed prior to the occupation or use.

Demolition Work



Before Demolition Work Commences

4. Before demolition work commences, a demolition management plan must be prepared by a suitably qualified person.

The demolition management plan must be prepared in accordance with Australian Standard 2601 – The Demolition of Structures, the Code of Practice – Demolition Work, and must include the following matters:

- 1) The proposed demolition methods
- 2) The materials for and location of protective fencing and any hoardings to the perimeter of the site
- 3) Details on the provision of safe access to and from the site during demolition work, including pedestrian and vehicular site access points and construction activity zones
- 4) Details of demolition traffic management, including proposed truck movements to and from the site, estimated frequency of those movements, and compliance with AS 1742.3 Traffic Control for Works on Roads and parking for vehicles
- 5) Erosion and sediment control measures which are to be implemented during demolition and methods to prevent material being tracked off the site onto surrounding roadways
- 6) Noise and vibration control measures
- 7) Details of the equipment that is to be used to carry out demolition work and the method of loading and unloading excavation and other machines
- 8) Details of any bulk earthworks to be carried out
- 9) Details of re-use and disposal of demolition waste material
- 10) Location of any reusable demolition waste materials to be stored on-site (pending future use)
- 11) A garbage container with a tight-fitting lid.

Reason: To provide details of measures for the safe and appropriate disposal of demolition waste and the protection of the public and surrounding environment during the carrying out of demolition works on the site.

5. A suitable hoarding or construction site fence consisting of materials providing natural surveillance must be erected between the work site and adjoining lands before the works begin, and must be kept in place until after the completion of works if the works:

- 1) Could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- 2) Could cause damage to adjoining lands by falling objects, or
- 3) Involve the enclosure of a public place or part of a public place.

Reason: To ensure that the building site and adjoining public places are maintained in a clean and tidy condition so as not to interfere with the amenity of the area.

6. Before demolition work commences, all services, such as water, telecommunications, gas, electricity and sewerage, must be disconnected in accordance with the relevant authority's requirements.

Reason: To protect life, infrastructure and services.

7. At least one week before demolition work commences, written notice must be provided to council and the occupiers of neighbouring premises of the work commencing. The notice must include:

- 1) name
- 2) address,
- 3) contact telephone number,
- 4) licence type and license number of any demolition waste removal contractor and, if applicable, asbestos removal contractor, and
- 5) the contact telephone number of council and
- 6) the contact telephone number of SafeWork NSW (4921 2900).



Reason: To advise neighbours about the commencement of demolition work and provide contact details for enquiries.

During Demolition Work

8. The requirements relating to the disposal of asbestos waste are as follows:

- 1) Asbestos waste in any form must be disposed of only at a landfill site that may lawfully receive the waste.
- 2) Before disposal of the asbestos waste, arrangements must be made with the occupier of the Parkes landfill site for the purposes of ensuring that the asbestos waste will be covered:
 - a) Initially to a depth of at least 0.5m, and
 - b) Finally to a depth of at least 1m (in the case of stabilised asbestos waste in bonded matrix) or 3m (in the case of asbestos fibre and dust waste) beneath the planned final land surface of the landfill site.
- 3) In disposing of asbestos waste in any form at a landfill site, the waste must:
 - a) be unloaded in such a manner as to avoid the creation of dust, and
 - b) not be compacted before it is covered, and
 - c) not come into contact with any earthmoving equipment at any time.

The above provisions apply to any activity that involves the transportation, collection, storage, or disposal of any type of asbestos waste, regardless of whether the activity is required to be licensed.

Reason: To advise the requirements for safe disposal of asbestos.

9. During demolition, public footways and roadways adjacent to the site must be kept clear of obstructions unless separate written approval from Parkes Shire Council is obtained to occupy the public road reserve.

Reason: To ensure public footways and roadways remain unobstructed.

10. While building work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:

- 1) All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification, and the volume of material removed must be reported to the principal certifier.
- 2) All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material identified as being subject to a resource recovery exemption by the NSW EPA.

Reason: To ensure all imported and exported soil is documented and managed.

11. The demolition works are to be carried out in accordance with Australian Standard 2601- 1991: The Demolition of Structures and the provisions of the Work Health and Safety Act 2011, the Code of Practice for the Safe Removal of Asbestos [NOHSC:2002(2005)], and any relevant requirements of Safework NSW.

Reason: To ensure demolition work is undertaken safely and in accordance with the relevant legislation.

12. All building rubbish, demolition material and debris shall be disposed at an approved Parkes Shire Council Waste Facility.

Reason: To ensure environmentally safe disposal of rubbish and debris.

13. All work shall be undertaken in such a manner that dust and noise shall be minimised as far as possible.

- The Protection of the Environment Operations Act, 1997 and the Protection of the Environment Operations (Noise Control) Regulation 2008 contain provisions relating to noise.



Reason: To preserve the amenity of nearby premises.

14. Throughout the course of demolition operations on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out. Toilet facilities are to be provided at a rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Reason: To provide adequate sanitary facilities during the construction phase.

15. While demolition work is being carried out, any work involving the removal of asbestos must comply with the following requirements:
- 1) Only an asbestos removal contractor who holds the required class of Asbestos Licence issued by SafeWork NSW must carry out the removal, handling and disposal of any asbestos material;
 - 2) Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW Environment Protection Authority to accept asbestos waste; and
 - 3) Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m² or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate.

Reason: To ensure that the removal of asbestos is undertaken safely and professionally.

16. Site work must only be carried out between the following times –

Between 7:00 am and 6:00 pm on weekdays;
Between 8:00 am and 1:00 pm on Saturdays;
No work permitted on Sundays or Public Holidays.

Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.

Reason: To protect the amenity of the surrounding area.

17. All loading, unloading and storage of goods, equipment, tools and building materials, or the carrying out of building operations related to the development proposal shall be carried out within the confines of the property. No loading, unloading and storage of goods, equipment, tools and building materials, or the carrying out of building operations related to the development proposal shall be carried out on the nature strip, footpath or public roadway system.

Reason: To ensure demolition work is conducted within the confines of the property.

Completion of Demolition Work

18. For work involving asbestos removal, within thirty (30) days of completion of demolition, the following information must be submitted to Council:

- 1) An asbestos clearance certificate prepared by a competent person; and
- 2) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with this consent. In reviewing documentation Council will require actual receipts for the recycling/disposal of all materials.

Reason: To ensure asbestos is completely removed in a safe manner.

19. Upon completion of demolition works the site is to be levelled, cleared and left in a safe and tidy condition such that it will not detract from the existing streetscape.

Reason: To ensure that the building site and adjoining public places are left in a clean and tidy condition so as not to interfere with the amenity of the area.

20. After completion of all site work:

- 1) any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection,



contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of Council, and at no cost to Council; or

- 2) if the works in (1) are not carried out to Council's satisfaction, Council may carry out the works required and the costs of any such works must be paid as directed by Council.

Reason: To ensure any damage to public infrastructure is rectified.

Building Work

Before Issue of a Construction Certificate

21. The applicant is advised that the following information is to be submitted to the Principal Certifier prior to the issue of a Construction Certificate:

- 1) Details of compliance with AS1428.1 (Design for Access and Mobility) including:
 - a) Continuous Accessible Paths of Travel.
 - b) Floor or Ground Surfaces on Continuous Accessible Paths of Travel.
 - c) Signage
 - d) Stairways
 - e) Handrails
 - f) Switches and General-Purpose Outlets
 - g) Tactile Ground Surface Indicators.
 - h) Walkways, Ramps and Landings.
 - i) Sanitary Facilities
 - j) Grabrails
 - k) Doorways, Doors and Circulation Spaces at Doorways
- 2) A soil report prepared by a Geotechnical Engineer confirming the soil classification of the site.
- 3) A full structural design of the proposed building(s)/structure(s) (including footing and slab and connection details) from a suitable qualified practicing Structural Engineer (relative to the soil classification of the Geotechnical Report).
- 4) A Section J Energy Efficiency Report is to be submitted to the Principal Certifier detailing compliance with Volume 1 of the National Construction Code.
- 5) A design from a suitably qualified Hydraulic Engineer for all roof water (including downpipes) detailing compliance with Volume 1 of the National Construction Code.

Details of the accessible facilities (referenced above) need to be adequately detailed on the Construction Certificate application plans to permit assessment and compliance evaluation with the provisions of the Premises Standards and the NCC.

Reason: To ensure compliance with NCC and the Australian Standards can be assessed at Construction Certificate stage.

22. The applicant is advised that the proposed development plans do not comply with the deemed to satisfy provisions from Volume 1 of the National Construction Code (NCC). In particular:

- Section B (Structural Provisions)
- Section C (Fire Resistance)
- Section D (Access & Egress).
- Section E (Services & Equipment)
- Section F (Health & Amenity).
- Section J - (Energy Efficiency).

Details of Compliance with the NCC are to be submitted prior to the Principal Certifier prior to the issue of a construction Certificate.



Reason: To ensure compliance with NCC and the Australian Standards can be assessed at Construction Certificate stage.

23. Prior to the commencement of any work on the site, detailed engineering drawing(s) shall be prepared for the car park and internal driveways and manoeuvring areas that address the following:
- 1) The car parking and manoeuvring areas shall be concreted, with extents shown on the approved plans.
 - 2) Car parking areas shall comply with AS 2890.1:2004 - Parking Facilities, Part 1: Off-street car parking.
 - 3) Details of edging between driveways and parking areas and footpaths.

The engineering detail shall be submitted with the Construction Certificate application

Reason: To comply with DCP requirements to provide sealed/concreted hardstand for off-street carparking and manoeuvring.

24. Prior to the commencement of any work on the site, a detailed stormwater management plan shall be prepared for the development in accordance with the following:

- 1) Parkes Shire Council DCP 2021
- 2) Parkes Shire Council Stormwater Drainage Guidelines 2010

The plan shall include the design considerations and calculations relating to the stormwater runoff on the site as well as all necessary stormwater infrastructure required to manage minor (5% AEP) and major (1% AEP) storm events. The plan shall also show how a zero net increase of peak discharge will be achieved with appropriate onsite detention/retention. The engineering detail shall be submitted with the Construction Certificate application.

Reason: To manage the drainage of stormwater to Council's drainage system.

25. Prior to the commencement of any works a Section 305 Certificate of Compliance is to be obtained from Parkes Shire Council for both sewer and water connections.

Note: Extension of Parkes Shire Council's water main to cater for the development can be considered instead of having a separate dedicated fire main, provided it is permissible by relevant governing codes and standards. Detail design of such extension to be provided as Part of the application under Section 305 Water Management Act for a Section 307 Compliance Certificate.

Reason: To ensure tenements are adequately serviced.

Before Works Commence

26. Before any site work commences, the Principal Certifier must be satisfied the erosion and sediment controls are in place. These controls must remain in place until any bare earth has been restabilised in accordance with the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book) (as amended from time to time).

Reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.

27. The applicant is to submit to Parkes Shire Council, at least two (2) days prior to the commencement of any works, a 'Notice of Commencement of Building or Subdivision Works' and 'Appointment of Principal Certifier'.

Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979.

28. The Applicant is to obtain all relevant approvals to carry out sewerage work, to carry out stormwater drainage work and to carry out water supply work from Parkes Shire Council prior to commencing



works to and comply with any conditions of that permit. All work shall be carried out by a licensed plumber and drainer and to the requirements of the Plumbing Code of Australia.

Reason: To ensure all relevant approvals are obtained from Council.

During Building Works

29. Any cutting and filling on the site shall be either battered at a maximum slope of one vertical to two horizontal (1V:2H) and revegetated or suitably retained by a retaining structure, designed and constructed to the appropriate engineering standards.

- A retaining wall or structure that does not comply with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 will require prior consent from Council.
- Cutting and filling on the site and the erection of retaining walls may require the approval and certification of a suitably qualified structural/geotechnical engineer.

Reason: To maintain soil stability.

30. Site work must only be carried out between the following times –

Between 7:00 am and 6:00 pm on weekdays;
Between 8:00 am and 1:00 pm on Saturdays;
No work permitted on Sundays or Public Holidays.

Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.

Reason: To protect the amenity of the surrounding area.

31. Throughout the course of building operations on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out. Toilet facilities are to be provided at a rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Reason: To provide adequate sanitary facilities during the construction phase.

32. All building rubbish and debris, including that which can be wind blown, shall be contained on site in a suitable container for disposal at an approved Parkes Shire Council Waste Landfill Depot. The container shall be erected on the building site prior to work commencing and shall be maintained for the term of the construction to the completion of the project.

- No building rubbish or debris shall be placed or permitted to be placed on any adjoining public reserve, footway or road.
- The waste container shall be regularly cleaned to ensure proper containment of the building wastes generated on the construction site.

Reason: To ensure that the building site and adjoining public places are maintained in a clean and tidy condition so as not to interfere with the amenity of the area.

33. All loading, unloading and storage of goods, equipment, tools and building materials, or the carrying out of building operations related to the development proposal shall be carried out within the confines of the property. No loading, unloading and storage of goods, equipment, tools and building materials, or the carrying out of building operations related to the development proposal shall be carried out on the nature strip, footpath or public roadway system.

Reason: To ensure building work is conducted within the confines of the property.

34. During construction, all accesses, internal driveways, hardstand areas and parking areas including a formal access to the overflow carpark shall be constructed of concrete pavement in accordance with the following:

- 1) Approved construction plans



- 2) AUS-SPEC#1/Parkes Shire Council
- 3) Parkes Shire Council Development Control Plan 2021.
- 4) AUSTRROADS Guide to Pavement Technology
- 5) AS 2890.1-2004 Off-Street Car Parking.
- 6) AS 2890.2-2004 Parking Facilities Off-street Commercial Vehicle Facilities.
- 7) AUSTRROADS Guide to Traffic Management.

The work must be completed prior to the issue of a final Occupation Certificate.

Reason: To comply with DCP requirements to provide sealed/concreted hardstand for off-street carparking and manoeuvring.

35. All roofed and paved areas shall be drained so that water from those areas is conveyed to the street gutter in accordance with the approved stormwater management plan and Australian Standard 3500, 'National Plumbing and Drainage'. Storm water disposal drains shall be connected to all roof gutter down pipes within 14 days of installation of the down pipes and/or the construction of hard standing areas, as may be appropriate, to discharge roof water and surface drainage to the approved method of disposal.

Reason: To manage the drainage of stormwater to Council's drainage system.

36. During work the development is to be connected to Council's reticulated water main system and reticulated sewerage system in accordance with the detailed design plans and requirements of the Section 305 Application issued for the relevant stage of the development.

Reason: To ensure that the approved lots within the development are connected to Parkes Shire Council's reticulated water and sewerage systems in a regulated and coordinated manner.

Prior to Issue of an Occupation Certificate

37. On completion of the building, the owner of the building is required to submit to the Principal Certifier a Fire Safety Certificate(s) with respect to each essential fire safety measure installed in association with the building — as listed on the Fire Safety Schedule attached to the Construction Certificate. Such certificate(s) must be submitted to the Principal Certifier prior to occupation or use of the subject building.

Copies of the subject Fire Safety Certificate(s) must also be forwarded by the owner to Council (if not the appointed Principal Certifier) and the Commissioner of Fire and Rescue NSW and displayed within the subject building in a prominent position.

Reason: Statutory requirement of the Environmental Planning and Assessment Regulation 2021.

38. Before the issue of an Occupation Certificate:

- 1) any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of Council, and at no cost to Council; or
- 2) if the works in (1) are not carried out to Council's satisfaction, Council may carry out the works required and the costs of any such works must be paid as directed by Council.

Reason: To ensure any damage to public infrastructure is rectified.

39. Prior to the occupation or use of the development, the Applicant is required to obtain written evidence from Parkes Shire Council, pursuant to Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000, certifying that all charges associated with Section 64 of the Local Government Act 1993 have been paid in full for both water and sewer



\$14,605.50 is the current Section 64 water developer charge per ET set out in Council's published fees and charges for 2024/25. This charge is reviewed each financial year. The current contribution rate is to be confirmed prior to payment.

\$5,715.00 is the current Section 64 sewer developer charge per ET set out in Council's published fees and charges for 2024/25. This charge is reviewed each financial year. The current contribution rate is to be confirmed prior to payment.

Reason: To implement Section 64 developer charges under the Local Government Act 1993.

40. Prior to the Issue of any Occupation Certificate a Certificate of Completion is to be provided to the Principal Certifier confirming that all works and fees / contributions required for the provision of a Stormwater infrastructure have been completed in full to the satisfaction of Council's Director Operations.

Reason: To manage the drainage of stormwater to Council's drainage system.

41. Prior to the issue of an Occupation Certificate a Certificate of Compliance in accordance with Section 307 of the Water Management Act 2000 is to be obtained from Parkes Shire Council, certifying that all works, fees and charges, required in connection with the provision of the reticulated sewer system to the development have been undertaken and complied with in full.

Reason: To ensure that all necessary works, fees, and charges related to the provision of sewerage to the development are completed and compliant with the requirements set by Parkes Shire Council.

42. Prior to the issue of an Occupation Certificate a Certificate of compliance in accordance with Section 307 of the Water Management Act 2000 is to be obtained from Parkes Shire Council, certifying that all works, fees and charges, required in connection with the provision of the reticulated water supply to the development have been undertaken and complied with in full.

Reason: To ensure that all necessary works, fees, and charges related to the provision of water to the development are completed and compliant with the requirements set by Parkes Shire Council.

Operational and Ongoing

43. The owner of the building is required to submit to Council at least once in each period of 12 months following the completion of the building an Annual Fire Safety Statement(s) with respect to each essential fire safety measure associated with the building.

Copies of the subject Annual Fire Safety Statements must also be forwarded by the owner to the Commissioner of the Fire and Rescue NSW and displayed within the subject building in a prominent position. In this regard Fire and Rescue NSW has requested that only electronic copies of the statement be forwarded, with their dedicated email address for such Statements being: afss@fire.nsw.gov.au

Reason: Statutory requirement of the Environmental Planning and Assessment Regulation 2021

44. Unless separate written approval from Parkes Shire Council is obtained, during ongoing use of the premises, the hours of operation of the Clubroom is restricted to:

- Between 8:00 am and 9:00 pm on weekdays;
- Between 7:00 am and 10:00 pm on Saturdays and Sundays.

Reason: To protect the amenity of the local area.

45. No contaminated wastewater or liquid waste is to be discharged into Parkes Shire Council's sewerage or stormwater system without a valid Trade Waste Agreement being entered into with Council and the Applicant.

Reason: To ensure proper management of wastewater and liquid waste.

Prescribed Conditions



46. 1) It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia.
- 2) It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences.
- 3) It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia.
- 4) In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made.
- 5) In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made.
- 6) This section does not apply—
- a) to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or
 - b) to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.

Reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.

47. 1) This section applies to a development consent for development involving building work, subdivision work or demolition work.
- 2) It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—
- a) showing the name, address and telephone number of the principal certifier for the work, and
 - b) showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and
 - c) stating that unauthorised entry to the work site is prohibited.
- 3) The sign must be—
- a) maintained while the building work, subdivision work or demolition work is being carried out, and
 - b) removed when the work has been completed.
- 4) This section does not apply in relation to—
- a) building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or
 - b) Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

Reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.

48. 1) This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor.
- 2) It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense—
- a) protect and support the building, structure or work on adjoining land from possible damage from the excavation, and



- b) if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.
- 3) This section does not apply if—
 - a) the person having the benefit of the development consent owns the adjoining land, or
 - b) the owner of the adjoining land gives written consent to the condition not applying.

Reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.



7 Appendix 1